

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
BENNEY ANTONIA 46 BIRCHLAND AV EAST LONGMEADOW MA 01028 GIS ID F_382816_2851034 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	111800				111,800										
												RES LAND		101	84700				84,700										
				DRAINAGE				VIEW		COMMUNITY																			
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
												Total		196,500		196,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BENNEY ANTONIA FLYNN THOMAS E LEDUC SANDRA M LEDUC DAVID P + SANDRA M				22468		0476		12-03-2018		Q		I		192,900		00		Year		Code		Assessed		Year		Code		Assessed	
				09610		0385		09-04-1996		U		I		93,000				2020		101		106,100		2019		101		103,800	
				09537		0214		06-27-1996		U		I		1		1A				101		84,700		2018		101		82,200	
				04334		0177		10-08-1976		U		I		0				Total		190800		Total		186000		Total		179800	
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount										Comm Int					
Total				0.00																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MA																					
NOTES																													
																Appraised BLDG. Value (Card)								111,800					
																Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								0					
																Appraised Land Value (Bldg)								84,700					
																Special Land Value								0					
																Total Appraised Parcel Value								196,500					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								196,500					
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY													
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
201602884		11-21-2016		62		SOLAR		8,000		04-05-2017		100		04-05-2017		GARAGE		04-05-2017						317		15		PERMIT VISIT	
201203099		09-19-2012		5		DEMOLITION		3,500				0				FIRE RESTORATIO		05-30-2013						105		15		PERMIT VISIT	
201200443		02-17-2012		42		REPAIRS		103,366								5/12 STILL ON PRO		06-05-2012						400		25		OC VISIT	
201102685		09-29-2011		22		TEMP HOUSING		10,000										05-18-2012						250		22		MAILER SENT	
																		05-11-2012						317		15		PERMIT VISIT	
																		05-11-2012						317		15		PERMIT VISIT	
																		04-06-2012						317		15		PERMIT VISIT	
LAND LINE VALUATION SECTION																													
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value					
1	101	ONE FAM		RC				9,700	SF	8.73	1.000	5	LAND	1.00	MA	1.00				0			1.000	8.73	84,700				
Total Card Land Units																0.223	AC	Parcel Total Land Area:		0.2227	Total Land Value								84,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	90.90	
Interior Floor 1	3	HARDWOOD	RCN	134,706	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1916	
Heat Type	1	FORCED H/A	Effective Year Built	2001	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	2		Remodel Rating	05	
Full Baths	1		Year Remodeled	2012	
Half Baths	1		Depreciation %	17	
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	83	
Extra Kitchens	0		RCNLD	111,800	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2001	83	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	562		22.20	12,479	
EFB	ENCL PORCH	0	102		33.86	3,454	
FFL	1ST FLOOR	562	562		111.42	62,618	
OPF	OPEN PORCH	0	40		11.14	446	
SFL	2ND FLOOR	442	442		111.42	49,247	
STG	STORAGE	0	24		46.42	1,114	
WDK	WOOD DECK	0	342		15.64	5,348	
Ttl Gross Liv / Lease Area		1,004	2,074	1,209		134,706	

