

State Use 101
Print Date 11-03-2020 5:48:52 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
BENANDER MARK K BENANDER MARY J HYNDMAN 95 RIDGE RD EAST LONGMEADOW MA 01028 GIS ID F_385295_2855524												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		186700		186,700																							
												RES LAND		101		105100		105,100																							
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		17800		17,800																							
				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		309,600		309,600																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
BENANDER MARK K DENNIS WILLIAM R GRAY CHARLES H, GRIFFIN ARTHUR J +,				21578 0348		02-24-2017		U		I		330,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				19909 0238		07-08-2013		U		I		314,000		1		2020		101		177,000		2019		101		172,100		2018		101		159,000									
				15552 0182		12-02-2005		U		I		305,000						101		105,100				101		102,000				101		102,000									
				02619 0433		07-21-1958		U		I		0						101		17,800				101		17,800				101		17,800									
				Total		0.00										Total		299900		Total		291900		Total		278800															
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																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 186,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,800 Appraised Land Value (Bldg) 105,100 Special Land Value 0 Total Appraised Parcel Value 309,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 309,600																							
Nbhd				Nbhd Name				B				Tracing				Batch																									
0001												101				MG																									
NOTES																																									
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													
201702550		09-21-2017		91		INSULATION		9,965		03-30-2017		0		03-30-2017		INCLUDES ENTRY		03-30-2017						317		15		PERMIT VISIT													
201600215		02-03-2016		25		WINDOWS		8,500		05-23-2014		100		05-23-2014		18X36 INGROUND		03-17-2017						105		3		MEAS+INSPCTD													
201400548		03-17-2014		11		POOL		35,900		05-23-2014		100		05-23-2014				05-23-2014						317		15		PERMIT VISIT													
																		10-28-2011						317		2		MEASURED													
																		09-04-2002						274		3		MEAS+INSPCTD													
																		02-19-1992						170		3		MEAS+INSPCTD													
																		01-15-1981						500		3		MEAS+INSPCTD													
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		RA								19,467 SF		4.54		1.190		7		LAND		1.00		MG		1.00				0				1.000		5.4		105,100	
Total Card Land Units 0.447 AC																		Parcel Total Land Area: 0.4469										Total Land Value 105,100													

Property Location 95 RIDGE RD
Vision ID 3733

Account # 3797

Map ID 47/ 38/ 67/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	4	SOLID WOOD	Adj Base Rate		92.09
Interior Floor 1	3	HARDWOOD	RCN		266,756
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1953
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	02	PARTIAL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		186,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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
41	IMP SHD			L	96	6.90	1965	60	0.00	AV	A	1.00	400
11	POOL I-V	OB	Outbuildi	L	648	29.00	2014	70	0.00	GD	G	1.25	16,400
19	PATIO			L	260	5.75	2014	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,402		22.97	32,209	
FFL	1ST FLOOR	1,402	1,402		115.03	161,273	
HST	HALF STORY	637	1,274		57.52	73,274	
Ttl Gross Liv / Lease Area		2,039	4,078	2,319		266,756	

