

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
RAY CAROLA A 40 BENJAMIN ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		104	106000		106,000												
												RES LAND		104	74500		74,500												
				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#																					
GIS ID F_376445_2856236												Total		180,500		180,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
RAY CAROLA A BENJAMIN PARK REALTY LLC, RAY,CAROL ANN HILL BRIAN A, HILL CHARLES R + SHEILAH M,				19609 0103		12-24-2012		U		I		100		1F		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
				17387 0128		07-10-2008		U		I		100		1F		2021		104	101,800	2020	104	96,500	2019	104	94,400				
				16537 0048		02-22-2007		U		I		209,900						104	68,900		104	68,900		104	67,200				
				11280 0496		07-27-2000		U		I		95,000		1A				104	100		104	100		104	100				
				02964 0036		07-16-1963		U		I		0				Total		170,800		Total		165,500		Total		161,700			
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													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						104		MF																					
NOTES																													
																Appraised BLDG. Value (Card)										106,000			
																Appraised Xf (B) Value (Bldg)										0			
																Appraised Ob (B) Value (Bldg)										0			
																Appraised Land Value (Bldg)										74,500			
																Special Land Value										0			
																Total Appraised Parcel Value										180,500			
																Valuation Method										C			
																Adjustment													
																Net Total Appraised Parcel Value										180,500			
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	
51		03-29-2007		12		REROOF		13,000								NVC		04-20-2021						333		14		INSPECTED	
101		05-01-1993		MN		Manual Note		15,000								PORCH REP.		04-18-2018						333		2		MEASURED	
																		12-14-2007						105		15		PERMIT VISIT	
																		04-13-2004						319		14		INSPECTED	
																		03-24-2004						AO		22		MAILER SENT	
																		11-04-2003						274		2		MEASURED	
																		01-17-1994						105		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	104	TWO FAM		RB				27,000	SF	3.63	0.760	3	LAND	1.00	MF	1.00				0			1.000	2.76	74,500				
Total Card Land Units								0.62	AC	Parcel Total Land Area: 0.62								Total Land Value										74,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	2	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			104	TWO FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	82.92	
Interior Floor 2			RCN	185,895	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1920	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	106,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	702		19.85	13,932	
EFP	ENCL PORCH	0	160		29.85	4,777	
FFL	1ST FLOOR	780	780		99.52	77,622	
GAR	GARAGE	0	400		39.81	15,922	
OPF	OPEN PORCH	0	36		11.06	398	
SFL	2ND FLOOR	702	702		99.52	69,860	
WDK	WOOD DECK	0	240		14.10	3,384	
Ttl Gross Liv / Lease Area		1,482	3,020	1,868		185,895	

