

State Use 101
Print Date 11/3/2021 8:02:33 PM

CURRENT OWNER						TOPO TYPE				UTILITY				STREET				LOCATION				CURRENT ASSESSMENT													
BENNEY ANTONIA 46 BIRCHLAND AV EAST LONGMEADOW MA 01028 GIS ID F_382816_2851034																						Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW					
						TOPO WET				EASEMENT				TRAFFIC				CORNER				RESIDENTL.		101		116400		116,400							
						DRAINAGE								VIEW				COMMUNITY				RES LAND		101		91500		91,500							
						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		207,900		207,900							
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		Year		Code		Assessed	
						09610 0385		09-04-1996		U		I		93,000				2021		101		111,800		2020		101		106,100		2019		101		103,800	
						09537 0214		06-27-1996		U		I		1		1A				101		84,700				101		84,700				101		82,200	
						04334 0177		10-08-1976		U		I		0																					
																		Total		196,500		Total		190,800		Total		186,000							
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														APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 116,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 91,500 Special Land Value 0 Total Appraised Parcel Value 207,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 207,900																					
Nbhd				Nbhd Name				B				Tracing																Batch							
0001												101																MA							
NOTES																																			
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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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	95.44	
Interior Floor 2			RCN	140,195	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1916	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	2		Depreciation Code	VG	
Full Baths	1		Remodel Rating	05	
Half Baths	1		Year Remodeled	2012	
Extra Fixtures	0		Depreciation %	17	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	116,400	
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
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		23.11	12,987	
EFB	ENCL PORCH	0	102		35.24	3,595	
FFL	1ST FLOOR	562	562		115.96	65,169	
OPF	OPEN PORCH	0	40		11.60	464	
SFL	2ND FLOOR	442	442		115.96	51,254	
STG	STORAGE	0	24		48.32	1,160	
WDK	WOOD DECK	0	342		16.28	5,566	
Ttl Gross Liv / Lease Area		1,004	2,074	1,209		140,195	

