

State Use 101
Print Date 12/12/2022 8:12:23 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	216100		216,100										
												RES LAND		101	126000		126,000										
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	17800		17,800										
				SUPPLEMENTAL DATA										Total		359,900		359,900									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
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		2022	101	194,900	2021	101	186,700	2020	101	177,000			
				15552 0182		12-02-2005		U		I		305,000					101	113,500		101	105,100		101	105,100			
				02619 0433		07-21-1958		U		I		0					101	17,800		101	17,800		101	17,800			
																Total		326,200	Total		309,600	Total		299,900			
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				Tracing				Batch				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 216,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,800 Appraised Land Value (Bldg) 126,000 Special Land Value 0 Total Appraised Parcel Value 359,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 359,900													
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		0							03-30-2017			317	15	PERMIT VISIT								
201600215	02-03-2016	25	WINDOWS		8,500	03-30-2017	100	03-30-2017	INCLUDES ENTRY					03-17-2017			105	3	MEAS+INSPCTD								
201400548	03-17-2014	11	POOL		35,900	05-23-2014	100	05-23-2014	18X36 INGROUND					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	5.39	1.200	7	LAND	1.00	MG	1.00			0		1.000	6.47	126,000						
Total Card Land Units							0.45 AC	Parcel Total Land Area: 0.45							Total Land Value										126,000		

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	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	108.67	
Interior Floor 2			RCN	308,665	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1953	
AC Type	02	PARTIAL	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	216,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
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		26.58	37,269	
FFL	1ST FLOOR	1,402	1,402		133.10	186,610	
HST	HALF STORY	637	1,274		66.55	84,786	
Ttl Gross Liv / Lease Area		2,039	4,078			308,665	

