

State Use 101
Print Date 11/14/2023 12:59:22

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	143700		143,700								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	110700		110,700								
				SUPPLEMENTAL DATA																					
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10		Assoc Pid#						Total		254,400		254,400									
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	Total		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				09610	0385	09-04-1996	U	I	93,000		2023			101	132,100	2022	101	116,400	2021	101	111,800				
				09537	0214	06-27-1996	U	I	1		1A			101	100,600		101	91,500		101	84,700				
				04334	0177	10-08-1976	U	I	0																
												Total		232,700		Total		207,900		Total		196,500			
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																									
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name				Tracing				Batch				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 143,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 110,700 Special Land Value 0 Total Appraised Parcel Value 254,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 254,400											
0001						101				MA															
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						
201602884	11-21-2016	62	SOLAR			8,000		04-05-2017	100	04-05-2017		GARAGE FIRE RESTORATIO 5/12 STILL ON PRO		04-05-2017			317	15	PERMIT VISIT						
201203099	09-19-2012	5	DEMOLITION			3,500		0		05-30-2013	105			15			PERMIT VISIT								
201200443	02-17-2012	42	REPAIRS			103,366				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	11.41	1.000	5	LAND	1.00	MA	1.00			0		1.000	11.41	110,700			
Total Card Land Units							0.22	AC	Parcel Total Land Area: 0.22							Total Land Value							110,700		

Property Location 46 BIRCHLAND AV
 Vision ID 3161 Account # 3211

Map ID 38A/ 22/ 47/ /
 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	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	118.78	
Interior Floor 2			RCN	173,164	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1916	
AC Type	03	FULL	Effective Year Built	2004	
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	143,700	
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		27.63	15,528
EFB	ENCL PORCH	0	102		69.32	7,071
FFL	1ST FLOOR	562	562		138.64	77,917
OPF	OPEN PORCH	0	40		13.86	555
SFL	2ND FLOOR	442	442		138.64	61,280
STG	STORAGE	0	24		57.77	1,386
WDK	WOOD DECK	0	342		27.57	9,428
Ttl Gross Liv / Lease Area		1,004	2,074			173,164

