

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
BENOIT DONALD R BENOIT SHARON A 149 PATTERSON AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	136200		136,200																
												RES LAND		101	112300		112,300																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000																
				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_376755_2853451												Total		249,500		249,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
BENOIT DONALD R NIZNIK WALTER D JR NIZNIK, WALTER D JR				08139	0372	08-14-1992	U	I			86,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
				07681	0390	04-22-1991	U	I			1		2023	101	124,400	2022	101	110,300	2021	101	105,600												
				04237	0169	02-27-1976	U	I			0			101	102,200		101	92,800		101	85,900												
														101	600		101	600		101	600												
				Total								Total		227,200		Total		203,700		Total		192,100											
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																						
0001								101			MA																						
NOTES																																	
																		APPRAISED VALUE SUMMARY															
																		Appraised BLDG. Value (Card)								136,200							
																		Appraised Xf (B) Value (Bldg)								0							
																		Appraised Ob (B) Value (Bldg)								1,000							
																		Appraised Land Value (Bldg)								112,300							
																		Special Land Value								0							
																		Total Appraised Parcel Value								249,500							
																		Valuation Method								C							
																		Adjustment															
																		Net Total Appraised Parcel Value								249,500							
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								
201903433		12-23-2019		91		INSULATION		936				0						03-19-2018 04-05-2004 06-07-1992 09-04-1990 06-11-1980					333 311 131 131 500	2 3 14 2 3	MEASURED MEAS+INSPCTD INSPECTED MEASURED 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		RC				13,000	SF	8.64	1.000	5	LAND	1.00	MA	1.00				0			1.000	8.64	112,300								
Total Card Land Units								0.30	AC	Parcel Total Land Area: 0.30								Total Land Value										112,300					

Property Location 149 PATTERSON AV
 Vision ID 3248 Account # 3299

Map ID 3A/ 41/ 321/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/14/2023 1:13:45 A

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	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		104.09
Interior Floor 1	3	HARDWOOD	RCN		216,129
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1920
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		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		63
Extra Kitchens	0		RCNLD		136,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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
02	SHED/FR			L	168	12.00	1972	50	0.00	FR	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		22.76	20,758
FFL	1ST FLOOR	1,017	1,017		114.05	115,991
OFP	OPEN PORCH	0	168		11.54	1,939
SFL	2ND FLOOR	672	672		114.05	76,643
WDK	WOOD DECK	0	36		22.18	798
Ttl Gross Liv / Lease Area		1,689	2,805			216,129

