

State Use 101
Print Date 11/21/2024 11:00:47 A

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		RESIDNTL.		101	155300		155,300								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	110700		110,700								
				SUPPLEMENTAL DATA												Total		266,000		266,000					
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)									
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		1A	2024	101	143,700	2023	101	132,100	2022	101	116,400		
				09537 0214		06-27-1996		U		I		1			101	110,700	101	100,600	101	91,500					
				04334 0177		10-08-1976		U		I		0			Total	254,400	Total	232,700	Total	207,900					
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				ASSESSING NEIGHBORHOOD								APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 155,300 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 266,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 266,000													
Nbhd		Nbhd Name				Tracing				Batch															
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		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
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	129.98	
Interior Floor 2			RCN	187,153	
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	155,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			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		29.86	16,782
EFP	ENCL PORCH	0	102		74.92	7,642
FFL	1ST FLOOR	562	562		149.84	84,211
OPF	OPEN PORCH	0	40		14.98	599
SFL	2ND FLOOR	442	442		149.84	66,230
STG	STORAGE	0	24		62.43	1,498
WDK	WOOD DECK	0	342		29.79	10,189
Ttl Gross Liv / Lease Area		1,004	2,074			187,153

