

State Use 101
Print Date 11/20/2025 10:06:08

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	173900		173,900																		
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	110700		110,700																		
				SUPPLEMENTAL DATA												Total		284,600		284,600															
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		2025		101	155,300	2024	101	143,700	2023	101	132,100										
				09537 0214		06-27-1996		U		I		1		1A		101		110,700	101	110,700	101	100,600													
				04334 0177		10-08-1976		U		I		0				Total		266,000	Total	254,400	Total	232,700													
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																							
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY																	
Total																																			
ASSESSING NEIGHBORHOOD																Appraised BLDG. Value (Card) 173,900 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 284,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 284,600																			
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	147.91	
Interior Floor 2			RCN	209,548	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1916	
AC Type	03	FULL	Effective Year Built	2008	
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	173,900	
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		33.44	18,791
EFP	ENCL PORCH	0	102		83.89	8,556
FFL	1ST FLOOR	562	562		167.77	94,288
OPF	OPEN PORCH	0	40		16.78	671
SFL	2ND FLOOR	442	442		167.77	74,155
STG	STORAGE	0	24		69.91	1,678
WDK	WOOD DECK	0	342		33.36	11,409
Ttl Gross Liv / Lease Area		1,004	2,074			209,548

