

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
BENOIT DONALD R BENOIT SHARON A 149 PATTERSON AVE EAST LONGMEADOW MA 01028 GIS ID F_376755_2853451												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	166600		166,600													
												RES LAND		101	112300		112,300													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2200		2,200													
				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#																						
										Total						281,100		281,100												
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				2025		101	147,900		2024		101	136,200		2023		101	124,400	
				04237 0169		02-27-1976		U		I		0						101	112,300				101	112,300				101	102,200	
																		101	1,000				101	1,000				101	600	
														Total		261,200		Total		249,500		Total		227,200						
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																										

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	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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		129.62
Interior Floor 2	4	CARPET	RCN		264,508
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1920
AC Type	03	FULL	Effective Year Built		1988
Bedrooms	3		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
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		63
Extra Kitchen St			RCNLD		166,600
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
02	SHED/FR			L	168	12.00	1972	50	0.00	FR	A	1.00	1,000
19	PATIO			L	100	8.00	2024	60	0.00	AV	A	1.00	500
02	SHED/FR			L	100	12.00	2014	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		27.86	25,404	
FFL	1ST FLOOR	1,017	1,017		139.58	141,955	
OFP	OPEN PORCH	0	168		14.12	2,373	
SFL	2ND FLOOR	672	672		139.58	93,799	
WDK	WOOD DECK	0	36		27.14	977	
Ttl Gross Liv / Lease Area		1,689	2,805			264,508	

