

State Use 101
Print Date 11/20/2025 10:24:10

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
BEZNOS MARA 4 KINGMAN AVE EAST LONGMEADOW MA 01028 GIS ID F_376029_2853280												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	188200		188,200																				
												RES LAND		101	110800		110,800																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4100		4,100																				
				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		303,100		303,100																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
BEZNOS MARA ALFANO JAMES J + LAURIE A MAJOR RAYMOND				08937 0517		09-09-1994		U		I		70,000		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
				06712 0302		12-18-1987		U		I		92,100				2025		101	170,500	2024	101	151,900	2023	101	138,900												
				06431 0193		03-27-1987		U		I		1				101		110,800	101	110,800	101	100,700															
				01927 0557		03-29-1948		U		I		0				101		4,100	101	900	101	600															
																		Total	285,400	Total	263,600	Total	240,200														
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description														YEAR		Amount		Comm Int									
																				APPRaised VALUE SUMMARY																	
				Total																Appraised BLDG. Value (Card)				188,200													
ASSESSING NEIGHBORHOOD												Appraised Xf (B) Value (Bldg)												0													
Nbhd			Nbhd Name						Tracing			Batch			Appraised Ob (B) Value (Bldg)												4,100										
0001									101			MA			Appraised Land Value (Bldg)												110,800										
NOTES												Special Land Value												0													
												Total Appraised Parcel Value												303,100													
												Valuation Method												C													
												Adjustment																									
												Net Total Appraised Parcel Value												303,100													
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									
B-23-438		06-15-2023		62		SOLAR		21,262		07-12-2023		100		07-12-2023		OFF GARAGE 20` X 25` `OFF REA DECK ADDN POOL AG ADDITION		03-25-2024						334		2		MEASURED									
99		05-01-2011		4		ADDITION		1,500						07-17-2023				400		15		PERMIT VISIT															
205		06-21-2005		4		ADDITION		10,000						08-01-2019				334		2		MEASURED															
95		04-01-1995		MN		Manual Note		700						02-10-2012				317		15		PERMIT VISIT															
34		03-01-1990		MN		Manual Note		2,000						11-28-2005				311		15		PERMIT VISIT															
176		07-01-1989		MN		Manual Note		3,500						05-18-2004				319		14		INSPECTED															
143		05-01-1988		MN		Manual Note		250						04-06-2004				250		22		MAILER SENT															
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				10,000	SF	11.08	1.000	5	LAND	1.00	MA	1.00				0			1.000	11.08	110,800												
																	Total Card Land Units 0.23 AC Parcel Total Land Area: 0.23											Total Land Value 110,800									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	152.94	
Interior Floor 2			RCN	298,754	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating	03	
Half Baths	0		Year Remodeled	2005	
Extra Fixtures	0		Depreciation %	37	
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St	N	NONE	RCNLD	188,200	
FBM Sqft	384		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	0		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	120	12.00	1950	50	0.00	FR	A	1.00	700
40	LEAN-TO			L	48	8.00	1985	60	0.00	AV	A	1.00	200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	63	1.00	AV	A	0.00	0
66	CANOPY			L	120	45.00	2019	60	0.00	AV	A	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	768		33.08	25,405
FFL	1ST FLOOR	1,460	1,460		164.97	240,851
GAR	GARAGE	0	313		65.88	20,621
OFP	OPEN PORCH	0	20		16.50	330
WDK	WOOD DECK	0	350		32.99	11,548
Ttl Gross Liv / Lease Area		1,460	2,911			298,754

