

State Use 101
Print Date 11/22/2025 9:36:54 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
BALAZI JONIDA MACDONALD RYAN 9 EDWILL RD EAST LONGMEADOW MA 01028 GIS ID F_391464_2847339												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		309800		309,800																									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		143100		143,100																									
				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		452,900		452,900																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
BALAZI JONIDA PAH PROPERTIES LLC BECHUM DANIEL F + JOHN JOSEPH III BECHUM DANIEL F + JOHN JOSEPH III STENTA RALPH J JR HEIRS + DEVS				25731 0541		01-17-2025		Q		I		475,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed											
				25541 0150		08-21-2024		U		I		275,000		1		2025		101		193,300		2024		101		178,400		2023		101		163,600											
				25064 0044		06-30-2023		U		I		39,699		1J				101		143,100				101		143,100				101		129,600											
				25064 0041		06-30-2023		U		I		39,699		1J																													
STENTA RALPH J JR HEIRS + DEVS				03829 0124		08-03-1973		U		I		0				Total		336,400		Total		321,500		Total		293,200																	
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 309,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 143,100 Special Land Value 0 Total Appraised Parcel Value 452,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 452,900																									
Nbhd		Nbhd Name				Tracing		Batch																																			
0001						101		MG																																			
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															
B-25-447		07-29-2025		8		RENOVATION		15,750		07-01-2025		0		02-27-2025		REPLACE EXISTIN		07-01-2025						334		15		PERMIT VISIT															
B-24-638		10-01-2024		8		RENOVATION		22,500				100				REMODEL KITCHE		04-12-2018						333		2		MEASURED															
201		01-01-1982		MN		Manual Note												04-06-2006						311		14		INSPECTED															
																		03-31-2006						311		2		MEASURED															
																		03-30-2006						311		11		ENTRY DENIED															
																		02-01-2000						247		14		INSPECTED															
																		12-16-1999						247		2		MEASURED															
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		RA								27,000		SF		4.42		1.200		7		LAND		1.00		MG		1.00				0		1.000		5.3		143,100			
Total Card Land Units																		0.62		AC		Parcel Total Land Area: 0.62										Total Land Value										143,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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		151.29
Interior Floor 1	3	HARDWOOD	RCN		373,296
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1960
Heat Type	1	FORCED H/A	Effective Year Built		2008
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	4		Remodel Rating		04
Full Baths	2		Year Remodeled		2024
Half Baths	1		Depreciation %		17
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		83
Extra Kitchens	0		RCNLD		309,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	0		Cost to Cure Ovr Comment		
WS Flues					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		36.34	33,141
FFL	1ST FLOOR	912	912		182.10	166,071
GAR	GARAGE	0	640		72.84	46,616
OFP	OPEN PORCH	0	96		18.97	1,821
PAT	PATIO	0	120		9.10	1,093
TQS	3/4 STORY	684	912		136.57	124,553
Ttl Gross Liv / Lease Area		1,596	3,592			373,296

