Property Location 74 SANFORD ST | Map ID 89/ 26/ 22/ / | Bldg Name | State Use 101
Vision ID 5941 | Account # 6023 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 10:42:32

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| BEGLEY JEREMIAH | | | | |
| BEGLEY ELIZABETH | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 74 SANFORD ST | DRAINAGE | | VIEW | COMMUNITY |
| EAST LONGMEADOW MA 01028 | | | | |

GIS ID F_393415_2848500

**SUPPLEMENTAL DATA**

| | |
|---|---|
| Alt Prcl ID | Received |
| SP Permit | NIA |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | Assoc Pid# |

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL. | 101 | 343600 | 343,600 |
| RES LAND | 101 | 147600 | 147,600 |
| Total | | 491,200 | 491,200 |

1006
EAST LONGMEADOW

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| BEGLEY JEREMIAH | 25078 | 0287 | 07-14-2023 | Q | I | 545,000 | 00 |
| AYALA SILVANA A | 18115 | 0090 | 12-11-2009 | U | I | 1 | 1A |
| AYALA SILVANA A + LESTER, | 09811 | 0326 | 03-31-1997 | U | I | 234,000 | |
| MENHENNITT STEPHEN E + | 06188 | 0136 | 08-12-1986 | U | V | 174,900 | 1 |
| HOBCO INC | 05951 | 0473 | 11-25-1985 | U | I | 0 | 1 |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2025 | 101 | 321,700 | 2024 | 101 | 297,700 | 2023 | 101 | 271,400 |
| | 101 | 147,600 | | 101 | 147,600 | | 101 | 133,900 |
| | | | | | | | 101 | 2,100 |
| | Total | 469,300 | | Total | 445,300 | | Total | 407,400 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | | |
| | | Total | |

**OTHER ASSESSMENTS**

| Code | Description | YEAR | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised BLDG. Value (Card) | 343,600 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 147,600 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 491,200 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 491,200 |

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 101 | NG |

**NOTES**

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 91 | 05-01-1990 | MN | Manual Note | 9,000 | | | | POOL |
| 30 | 01-01-1986 | MN | Manual Note | | | | | SFR |

**VISIT / CHANGE HISTORY**

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 05-31-2018 | | | 333 | 2 | MEASURED |
| 07-07-2005 | | | 274 | 3 | MEAS+INSPCTD |
| 11-30-1999 | | | 247 | 3 | MEAS+INSPCTD |
| 07-13-1998 | | | 232 | 14 | INSPECTED |
| 01-15-1991 | | | 105 | 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 | RA | | | | 25,320 | SF | 4.66 | 1.250 | 8 | LAND | 1.00 | NG | 1.00 | | | 0 | | | 1.000 | 5.83 | 147,600 |
| | | | | | | Total Card Land Units | 0.58 | AC | Parcel Total Land Area: | | | 0.58 | | | | | | | | | | Total Land Value | 147,600 |

Property Location 74 SANFORD ST | Map ID 89/ 26/ 22/ / | Bldg Name | State Use 101
Vision ID 5941 | Account # 6023 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 10:42:33

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 06 | COLONIAL |
| Model | 01 | RESIDENTIAL |
| Grade | C+ | AVG. (+) |
| Stories | 2.00 | 2 STORY |
| Foundation | 1 | CONCRETE |
| Exterior Wall 1 | 2 | CLAPBOARD |
| Exterior Wall 2 | 8 | BRICK VENR |
| Roof Structure | 1 | GABLE |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 1 | DRYWALL |
| Interior Wall 2 | | |
| Interior Floor 1 | 3 | HARDWOOD |
| Interior Floor 2 | 4 | CARPET |
| Heat Fuel | 2 | GAS |
| Heat Type | 1 | FORCED H/A |
| AC Type | 03 | FULL |
| Bedrooms | 4 | |
| Full Baths | 2 | |
| Half Baths | 1 | |
| Extra Fixtures | 0 | |
| Total Rooms | 8 | |
| Bath Style | G | GOOD |
| Half Bath Style | G | GOOD |
| Kitchens | 1 | |
| Kitchen Style | G | GOOD |
| Extra Kitchens | 0 | |
| Extra Kitchen St | | |
| FBM Sqft | 576 | |
| FBM Quality | 3 | |
| FIN ATC Sqft | | |
| FIN ATC Quality | | |
| Fireplaces | 1 | |
| WS Flues | | |

## CONSTRUCTION DETAIL (CONTINUED)

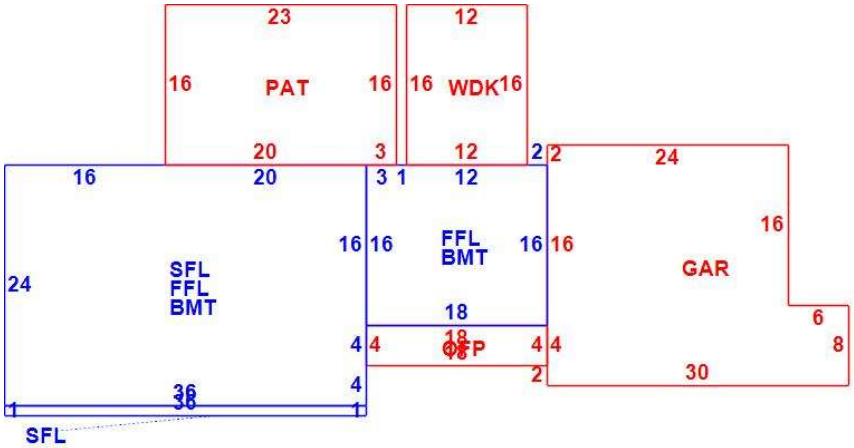
| Element | Cd | Description |
|---|---|---|
| Central Vac | 1 | YES |
| Basement Floor | 4 | CARPET |
| Bsmt Garage | | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 136.58 |
| RCN | 434,968 |
| Net Other Adj | |
| Year Built | 1986 |
| Effective Year Built | 2004 |
| Depreciation Code | GD |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 21 |
| Functional Obsol | |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Condition | 79 |
| RCNLD | 343,600 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING SUB-AREA SUMMARY SECTION

| Subarea | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 1,152 | | 33.47 | 38,552 |
| FFL | 1ST FLOOR | 1,152 | 1,152 | | 167.62 | 193,096 |
| GAR | GARAGE | 0 | 624 | | 67.15 | 41,904 |
| OFP | OPEN PORCH | 0 | 72 | | 16.30 | 1,173 |
| PAT | PATIO | 0 | 368 | | 8.20 | 3,017 |
| SFL | 2ND FLOOR | 900 | 900 | | 167.62 | 150,856 |
| WDK | WOOD DECK | 0 | 192 | | 33.17 | 6,369 |
| | Ttl Gross Liv / Lease Area | 2,052 | 4,460 | | | 434,968 |