

Property Location: 49 CAPRI DR
Vision ID: 6833

Account #6954

MAP ID:44/ 10/ 27/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/07/2016 13:19

CURRENT OWNER

KENT PECOY + SONS CONSTRUCTION INC

215 BALDWIN ST

WEST SPRINGFIELD, MA 01089

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

378,600

Appraised Value

236,500

141,100

1,000

378,600

Assessed Value

236,500

141,100

1,000

378,600

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

KENT PECOY + SONS CONSTRUCTION INC

BELLA VISTA LAND HOLDINGS LLC

BVE LLC,

BK-VOL/PAGE

20957/ 159

18724/ 379

0/ 0

SALE DATE

11/18/2015

04/01/2011

q/u

Q

U

U

v/i

V

V

SALE PRICE

149,900

1

0

V.C.

00

V

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2016

Total:

Code

130

Assessed Value

136,700

136,700

Yr.

2015

Total:

Code

130

Assessed Value

136,700

136,700

Yr.

2014

Total:

Code

L

Assessed Value

143,500

143,500

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

236,500

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

1,000

Appraised Land Value (Bldg)

141,100

Special Land Value

0

Total Appraised Parcel Value

378,600

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

378,600

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NV

NOTES

SUB DIV COMPRISED OF PARCELS

43-2-1,43-3-1,44-10-11,44-11-0

BUILDING PERMIT RECORD

Permit ID

201403004

Issue Date

01/07/2015

Type

2

Description

DWELLING

Amount

338,000

Insp. Date

06/24/2015

% Comp.

75

Date Comp.

06/24/2016

Comments

2475 SF RANCH W/ATT

VISIT/ CHANGE HISTORY

Date

06/24/2016

06/24/2015

05/08/2015

Type

IS

ID

317

317

317

Cd.

3

15

15

Purpose/Result

MEAS+INSPCTD

PERMIT VISIT

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

1

Use Code

101

101

Use Description

ONE FAM

ONE FAM

Zone

RAA

RAA

D

Front

Depth

Units

40,000

0.16

SF

AC

Unit Price

2.20

7,000.00

I. Factor

1.5900

1.0000

S.A.

9

0

Acre Disc

1.0000

1.0000

C. Factor

1.00

1.00

ST. Idx

NV

NV

Adj.

1.00

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

1.00

Adj. Unit Price

3.50

7,000.00

Land Value

140,000

1,100

Total Card Land Units:

1.08

AC

Parcel Total Land Area:

1.08

AC

Total Land Value:

141,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac			
Grade	B+		GOOD (+)	FBM Sqft			
Stories	1			Int vs Ext			
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		96.77	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		315,361	
AC Type	03		FULL	AYB		2016	
Bedrooms	3			EYB		2014	
Full Baths	2			Dep Code		GD	
Half Baths	1			Remodel Rating			
Extra Fixtures				Year Remodeled			
Total Rooms	7			Dep %		0	
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens				Condition		NC	
Frame	1		WOOD	% Complete		75	
Basement Floor	12		CONCRETE	Overall % Cond		75	
Bsmt Garage				Apprais Val		236,500	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
19	PATIO			L	248	5.75	2016	A		GD	70	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	2,522		19.34	48,770	
FFL	1ST FLOOR	2,522	2,522		96.77	244,044	
GAR	GARAGE	0	570		38.71	22,063	
OPF	OPEN PORCH	0	50		9.68	484	
Ttl. Gross Liv/Lease Area:		2,522	5,664	3,259		315,361	

