

Property Location: 49 CAPRI DR  
Vision ID: 6833

Account #6954

MAP ID: 44/ 10/ 27/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/10/2018 17:12

CURRENT OWNER

49 CAPRI LLC

175 DWIGHT RD STE 302

LONGMEADOW, MA 01106

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

625,500

Appraised Value

461,000

163,500

1,000

625,500

Assessed Value

461,000

163,500

1,000

625,500

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

49 CAPRI LLC

KENT PECOY + SONS CONSTRUCTION INC

BELLA VISTA LAND HOLDINGS LLC

BVE LLC,

BK-VOL/PAGE

21495/ 155

20957/ 159

18724/ 379

0/ 0

SALE DATE

12/16/2016

11/18/2015

04/01/2011

q/u

U

Q

U

U

v/i

I

V

V

SALE PRICE

641,919

149,900

1

0

V.C.

1U

00

V

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

2018

2018

Total:

Code

101

101

101

101

Assessed Value

381,600

163,500

1,000

546,100

Yr.

2017

2017

2017

2017

Total:

Code

101

101

101

101

Assessed Value

236,500

141,100

1,000

378,600

Yr.

2016

Total:

Code

130

Assessed Value

136,700

136,700

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

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

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

461,000

0

1,000

163,500

0

625,500

C

0

625,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201702274

09/12/2017

14

MIN ALT

89,500

06/18/2018

100

06/18/2018

FLOORS, KIT CABINET

201403004

01/07/2015

2

DWELLING

338,000

06/24/2015

100

06/24/2016

OC 12/14/2016 2475 SF

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/18/2018

333

15

PERMIT VISIT

01/24/2017

317

15

PERMIT VISIT

12/16/2016

400

25

OC VISIT

06/24/2016

317

3

MEAS+INSPCTD

06/24/2015

317

15

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RAA

40,000

SF

2.32

1.7500

2

1.0000

1.00

NS

1.00

1.00

4.06

162,400

1

101

ONE FAM

RAA

0.16

AC

7,000.00

1.0000

0

1.0000

1.00

NS

1.00

1.00

7,000.00

1,100

Total Card Land Units:

1.08

AC

Parcel Total Land Area:

1.08

AC

Total Land Value:

163,500

| 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               | A   |     | VERY 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:                 |             | 142.87  |             |
| Interior Floor 2    |     |     |             |                                 |             |         |             |
| Heat Fuel           | 2   |     | GAS         | Replace Cost                    |             | 465,610 |             |
| Heat Type           | 1   |     | FORCED H/A  | AYB                             |             | 2016    |             |
| AC Type             | 03  |     | FULL        | EYB                             |             | 2017    |             |
| Bedrooms            | 3   |     |             | Dep Code                        |             | GD      |             |
| Full Baths          | 2   |     |             | Remodel Rating                  |             |         |             |
| Half Baths          | 1   |     |             | Year Remodeled                  |             |         |             |
| Extra Fixtures      | 1   |     |             | Dep %                           |             | 1       |             |
| Total Rooms         | 7   |     |             | Functional Obslnc               |             |         |             |
| Bath Style          | G   |     | GOOD        | External Obslnc                 |             |         |             |
| Kitchen Style       | G   |     | GOOD        | Cost Trend Factor               |             | 1       |             |
| Kitchens            | 1   |     |             | Condition                       |             |         |             |
| Extra Kitchens      |     |     |             | % Complete                      |             |         |             |
| Frame               | 1   |     | WOOD        | Overall % Cond                  |             | 99      |             |
| Basement Floor      | 12  |     | CONCRETE    | Apprais Val                     |             | 461,000 |             |
| Bsmt Garage         |     |     |             | Dep % Ovr                       |             | 0       |             |
| Units               | 1   |     |             | Dep Ovr Comment                 |             |         |             |
| WS Flues            |     |     |             | Misc Imp Ovr                    |             | 0       |             |
| FBM Quality         |     |     |             | Misc Imp Ovr Comment            |             |         |             |
| Fireplaces          | 1   |     |             | 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      |           | 28.55     | 72,006          |  |
| FFL                               | 1ST FLOOR   | 2,522       | 2,522      |           | 142.87    | 360,316         |  |
| GAR                               | GARAGE      | 0           | 570        |           | 57.15     | 32,574          |  |
| OPF                               | OPEN PORCH  | 0           | 50         |           | 14.29     | 714             |  |
| Ttl. Gross Liv/Lease Area:        |             | 2,522       | 5,664      | 3,259     |           | 465,610         |  |

