

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
KENT PECOY + SONS CONSTRUCTI 215 BALDWIN ST WEST SPRINGFIELD MA 01103 GIS ID F_384827_2840094												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	101500		101,500											
												RES LAND		101	169000		169,000											
				DRAINAGE				VIEW		COMMUNITY																		
				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		270,500		270,500												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
GENEST GLENN KENT PECOY + SONS CONSTRUCTION LLC BELLA VISTA LAND HOLDINGS LLC BVE LLC,				22660 387		05-10-2019		Q	V	169,900		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				22462 0286		11-29-2018		U	V	1		1	2019	130	164,200	2018	130	164,200	2017	130	141,800							
				18724 0379 0000 0000		04-01-2011		U	V	1 0		1V																
								U		0			Total		164200		Total		164200		Total		141800					
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				0.00																								
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name			B		Tracing				Batch				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 101,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 169,000 Special Land Value 0 Total Appraised Parcel Value 270,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 270,500													
0001							130				NV																	
NOTES																												
FY2013 SUB 1087 B361 P51-PHASE I RECK 6/2020 PLANS SHOW 320 SF + 1/2 BTH IN FBM WITH APPROX 1210 FBM PLANNED FOR FUTURE EXPAN SION																												
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				
201901739		05-23-2019		2	DWELLING		524,890		06-27-2019		20				4356SF RANCH W/4													
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		RAA				40,000 SF		2.39	1.750	2	LAND	1.00	NS	1.00					0			1.000	4.18	167,200		
1	101	ONE FAM		RAA				0.250 AC		7,000.00	1.000	0		1.00	NV	1.00					0			1.000	7,000.00	1,800		
Total Card Land Units								1.168	AC	Parcel Total Land Area: 1.1683				Total Land Value												169,000		

Property Location 30 CAPRI DR
 Vision ID 6813

Account # 6933

Map ID 44/ 10/ 6/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/20/2019 8:31:47 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A	VERY GOOD	#Heat Sys	1.00	
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		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	70.08	
Interior Floor 2	4	CARPET	RCN	507,324	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2019	
AC Type	03	FULL	Effective Year Built	2018	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	0	
Total Rooms	6		Functional Obsol	0	
Bath Style	G	GOOD	External Obsol	0	
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition	NC	
Kitchen Style	G	GOOD	% Complete	20	
Extra Kitchens			Overall % Condition	20	
Extra Kitchen St			RCNLD	101,500	
FBM Sqft	320		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			Cost to Cure Ovr		
Frame	1	WOOD	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	2,815		26.23	73,824	
FFL	1ST FLOOR	2,815	2,815		131.13	369,118	
GAR	GARAGE	0	1,228		52.43	64,383	
Ttl Gross Liv / Lease Area		2,815	6,858	3,869		507,324	

