

State Use 101
Print Date 12/20/2019 8:31:58 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
WALSH GREGORY C WALSH MELISSA A 42 CAPRI DR EAST LONGMEADOW MA 01028 GIS ID F_384734_2840238												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	546400		546,400									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	167900		167,900									
				SUPPLEMENTAL DATA												Total		714,300		714,300						
Alt Prcl ID SP Permit Chapter Land OC Dates 10/30/2012 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
WALSH GREGORY C BELLA VISTA LAND HOLDINGS LLC, BVE LLC,				19048	0365	12-21-2011	U	I	159,000		1	1V		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				18724	0379	04-01-2011	U	I	1		2019			101	527,600	2018	101	537,000	2017	101	518,900					
				0000	0000		U		0			101	163,100		101	163,100	Total	690700	Total	700100	Total	659600				
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										APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name			B		Tracing			Batch			Appraised BLDG. Value (Card)								546,400					
0001							101			NV			Appraised Xf (B) Value (Bldg)								0					
														Appraised Ob (B) Value (Bldg)								0				
														Appraised Land Value (Bldg)								167,900				
														Special Land Value								0				
														Total Appraised Parcel Value								714,300				
														Valuation Method								C				
														Adjustment												
														Net Total Appraised Parcel Value								714,300				
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		
201200037		04-04-2012		2	DWELLING		357,500								OC 10/30/2012 408		06-29-2019					334	3	MEAS+INSPCTD		
																	10-30-2012					400	25	OC VISIT		
																	04-27-2012					317	15	PERMIT VISIT		
																	04-27-2012					317	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		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				0.100	AC	7,000.00	1.000	0			1.00	NV	1.00			0			1.000	7,000.00	700	
Total Card Land Units								1.018	AC	Parcel Total Land Area:				1.0183		Total Land Value										167,900

Property Location 42 CAPRI DR
 Vision ID 6814

Account # 6934

Map ID 44/ 10/ 7/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A-	V GOOD-	#Heat Sys		
Stories	2.00	2 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	65.21	
Interior Floor 2	4	CARPET	RCN	563,339	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2012	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	3		Year Remodeled		
Extra Fixtures	3		Depreciation %	3	
Total Rooms	8		Functional Obsol		
Bath Style	V	VERY GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	97	
Extra Kitchen St			RCNLD	546,400	
FBM Sqft	390		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	1,950		22.68	44,232	
FFL	1ST FLOOR	1,950	1,950		113.42	221,162	
GAR	GARAGE	0	892		45.39	40,490	
OFP	OPEN PORCH	0	80		11.34	907	
PAT	PATIO	0	434		5.75	2,495	
SFL	2ND FLOOR	1,628	1,628		113.42	184,642	
TQS	3/4 STORY	612	816		85.06	69,411	
Ttl Gross Liv / Lease Area		4,190	7,750	4,967		563,339	

