

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
BELLA VISTA LAND HOLDINGS LLC C/O JOE PACELLA, EGAN, FLANAGA 67 MARKET ST		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed	
		DRAINAGE		VIEW	COMMUNITY	RES LAND	131	31400	31,400	
		SUPPLEMENTAL DATA								
		SPRINGFIELD MA 01103		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total 31,400 31,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FITZGERALD BRIAN S TR		22546	02-05-2019	U	V	702,500	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BELLA VISTA LAND HOLDINGS LLC		18724	04-01-2011	U	V	1	1V	2019	131	74,200	2018	131	74,200	2017	131	63,800
BVE LLC,		0000		U		0		Total		74200	Total		74200	Total		63800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001			131	NV

APPRAISED VALUE SUMMARY	
Appraised BLDG. Value (Card)	
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	31,400
Special Land Value	0
Total Appraised Parcel Value	31,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	31,400

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

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	131	POTENTL	RAA				40,000 SF	2.39	1.750	2	LAND	0.90	NS	1.00	TRF2	0	PS1	0.2	1.000	0.76	30,400		
1	131	POTENTL	RAA				0.140 AC	7,000.00	1.000	0		1.00	NS	1.00		0			1.000	7,000.00	1,000		
Total Card Land Units							1.058	AC	Parcel Total Land Area:			1.0583	Total Land Value										31,400

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description								
Style	99	VACANT	Basement Floor			No Sketch							
Model	00	VACANT	Bsmt Garage										
Grade			#Heat Sys										
Stories			Units										
Foundation			MIXED USE										
Exterior Wall 1			Code	Description	Percentage								
Exterior Wall 2			131	POTENTL	100								
Roof Structure					0								
Roof Cover					0								
Interior Wall 1			COST / MARKET VALUATION										
Interior Wall 2			Adj Base Rate										
Interior Floor 1			RCN										
Interior Floor 2			Net Other Adj										
Heat Fuel			Year Built										
Heat Type			Effective Year Built										
AC Type			Depreciation Code										
Bedrooms			Remodel Rating										
Full Baths			Year Remodeled										
Half Baths			Depreciation %										
Extra Fixtures			Functional Obsol										
Total Rooms			External Obsol										
Bath Style			Cost Trend Factor	1									
Half Bath Style			Condition										
Kitchens			% Complete										
Kitchen Style			Overall % Condition										
Extra Kitchens			RCNLD										
Extra Kitchen St			Dep % Ovr										
FBM Sqft			Dep Ovr Comment										
FBM Quality			Misc Imp Ovr										
Fireplaces			Misc Imp Ovr Comment										
WS Flues			Cost to Cure Ovr										
Central Vac			Cost to Cure Ovr Comment										
Frame													
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							
Ttl Gross Liv / Lease Area		0	0	0									