

Property Location 49 CAPRI DR

Vision ID 6833

Account # 6954

Map ID 44/ 10/ 27/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/20/2019 8:34:36 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
49 CAPRI LLC 175 DWIGHT RD STE 302 LONGMEADOW MA 01106		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	474200	474,200													
						RES LAND	101	168300	168,300													
						RESIDNTL.	101	1000	1,000													
		DRAINAGE		VIEW	COMMUNITY																	
		SUPPLEMENTAL DATA																				
		Alt Prcl ID SP Permit Chapter Land OC Dates 12/14/2016 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
GIS ID F_384814_2840608						Total				643,500	643,500											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
49 CAPRI LLC KENT PECOY + SONS CONSTRUCTION INC BELLA VISTA LAND HOLDINGS LLC BVE LLC,		21495	0155	12-16-2016	U	I	641,919	1	Year	Code	Assessed	Year	Code	Assessed								
		20957	0159	11-18-2015	Q	V	149,900	00	2019	101	461,000	2018	101	381,600								
		18724	0379	04-01-2011	U	V	1	1V	101	163,500	101	163,500	2017	101	141,100							
		0000	0000		U		0		101	1,000	101	1,000	101	1,000								
								Total	625500	Total	546100	Total	378600									
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int							
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 474,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 168,300 Special Land Value 0 Total Appraised Parcel Value 643,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 643,500													
Total			0.00																			
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		B		Tracing		Batch														
0001						101		NV														
NOTES																						
SUB DIV COMPRISED OF PARCELS 43-2-1,43-3-1,44-10-11,44-11-0																						
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								
201702274	09-12-2017	14	MIN ALT	89,500	06-18-2018	100	06-18-2018	FLOORS, KIT CABI	06-18-2018			333	15	PERMIT VISIT								
201403004	01-07-2015	2	DWELLING	338,000	06-24-2015	100	06-24-2016	OC 12/14/2016 247	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								
									05-08-2015			317	15	PERMIT VISIT								
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				0.160 AC	7,000.00	1.000	0		1.00	NS	1.00			0		1.000	7,000.00	1,100	
Total Card Land Units							1.078 AC	Parcel Total Land Area: 1.0783							Total Land Value							168,300

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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		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		79.21
Interior Floor 1	3	HARDWOOD	RCN		478,968
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2016
Heat Type	1	FORCED H/A	Effective Year Built		2017
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		1
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		99
Extra Kitchens			RCNLD		474,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
19	PATIO			L	248	5.75	2016	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,522		29.37	74,072	
FFL	1ST FLOOR	2,522	2,522		146.97	370,653	
GAR	GARAGE	0	570		58.79	33,509	
OPF	OPEN PORCH	0	50		14.70	735	
Ttl Gross Liv / Lease Area		2,522	5,664	3,259		478,968	

