

State Use 130
Print Date 11-04-2020 12:54:25

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
FERRENTINO GENNARO 1031 TINKHAM RD WILBRAHAM MA 01095 GIS ID F_383924_2841336												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RES LAND		130		169800		169,800																	
				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		169,800		169,800																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
FERRENTINO GENNARO FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,				23077		61		02-06-2020		Q		V		169,900		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				22546		521		02-05-2019		U		V		702,500		1V		2020		131		36,200		2019		131		83,800		2018		131		83,800	
				18724		0379		04-01-2011		U		V		1		1V																			
				0000		0000				U				0				Total		36200		Total		83800		Total		83800							
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																	
Nbhd		Nbhd Name		B		Tracing		Batch																											
0001						131		NV																											
NOTES																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																	
NEW- FY2013 SUB 1087 B361 P51 COMPRISED OF PARCEL 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							
202002061		07-09-2020		2		DWELLING		600,000				0				NEW SINGLE FAMIL																			
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	130	LAND		RAA				40,000	SF	2.39	1.750	2	LAND	1.00	NS	1.00			0		1.000	4.18	167,200												
1	130	LAND		RAA				0.370	AC	7,000	1.000	0		1.00	NS	1.00			0		1.000	7,000	2,600												
Total Card Land Units								1.288	AC	Parcel Total Land Area: 1.2883								Total Land Value				169,800													

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			130	LAND	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														
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									