

Property Location

5 BELLA VISTA DR

Map ID

44/ 10/ 16/ /

Bldg Name

State Use

101

Vision ID

6823

Account #

6943

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:54:33

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
RIDGEVIEW DEVELOPMENT LLC 1031 TINKHAM RD WILBRAHAM MA 01095 GIS ID F_384081_2841459		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	403600	403,600												
						RES LAND	101	169900	169,900												
		DRAINAGE		VIEW	COMMUNITY																
SUPPLEMENTAL DATA						Total				573,500	573,500										
		Alt Prcl ID SP Permit Chapter Land OC Dates 8/26/2020 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)													
RIDGEVIEW DEVELOPMENT LLC LUCIER TIMOTHY FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,		23161	360	04-08-2020	U	V	100	1B	Year	Code	Assessed	Year	Code	Assessed							
		23099	105	02-24-2020	Q	V	169,900	00	2020	131	36,300	2019	131	83,900							
		22546	521	02-05-2019	U	V	702,500	1V				2018	131	83,900							
		18724	0379	04-01-2011	U	V	1	1V													
		0000	0000		U		0		Total		36300	Total		83900	Total		83900				
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) 403,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 169,900 Special Land Value 0 Total Appraised Parcel Value 573,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 573,500												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						131		NV													
NOTES																					
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							
202000868	03-05-2020	2	DWELLING	343,000	07-08-2020	100	08-17-2020	NEW SINGLE FAMIL	08-17-2020 07-08-2020			400 334	25 15	OC VISIT 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				0.390 AC	7,000	1.000	0		1.00	NS	1.00			0		1.000	7,000	2,700
Total Card Land Units							1.308 AC	Parcel Total Land Area: 1.3083							Total Land Value					169,900	

[illegible]A large, two-story house with a gambrel roof, white siding, and a stone foundation. The house features a covered front porch with white columns and a large garage on the right side. The house is set on a dirt lot with trees in the background.

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,805		24.60	68,995
FFL	1ST FLOOR	2,805	2,805		122.99	344,977
GAR	GARAGE	0	620		49.19	30,501
OFP	OPEN PORCH	0	406		12.42	5,042
TQS	3/4 STORY	447	596		92.24	54,975
Ttl Gross Liv / Lease Area		3,252	7,232	4,102		504,491