

State Use 101
Print Date 11-04-2020 12:54:59

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
DICKSON JOHN M DICKSON MELANIE B 1031 TINKHAM RD WILBRAHAM MA 01095 GIS ID F_384634_2841233												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		345400		345,400																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		168100		168,100																	
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates 8/13/2020 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		513,500		513,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
DICKSON JOHN M AC HOMEBUILDING LLC FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,				23379		175		08-24-2020		Q		I		569,900		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				23077		563		02-07-2020		U		V		0		1B		2020		131		34,500		2019		131		82,100		2018		131		82,100	
				22546		521		02-05-2019		U		V		702,500		1V																			
				18724		0379		04-01-2011		U		V		1		1V																			
				0000		0000				U				0																					
				Total		0.00												Total		34500		Total		82100		Total		82100							
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor															
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																			
ASSESSING NEIGHBORHOOD																				Appraised BLDG. Value (Card) 345,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 168,100 Special Land Value 0 Total Appraised Parcel Value 513,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 513,500															
Nbhd		Nbhd Name				B				Tracing				Batch																					
0001										131				NV																					
NOTES																				NEW-FY2013 SUB 1087 B361 P51 SUB DIV 2019 PLAN 387-66															
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							
202000220		01-16-2020		2		DWELLING		450,000		07-07-2020		100		08-13-2020		NEW SINGLE FAMIL		08-12-2020 07-07-2020						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				0.130		AC	7,000	1.000	0		1.00	NS	1.00				0			1.000	7,000	900									
Total Card Land Units								1.048		AC	Parcel Total Land Area: 1.0483								Total Land Value								168,100								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		85.38
Interior Floor 1	3	HARDWOOD	RCN		383,764
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2020
Heat Type	1	FORCED H/A	Effective Year Built		2018
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		0
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		NC
Kitchens	1		% Complete		90
Kitchen Style	G	GOOD	Overall % Condition		90
Extra Kitchens			RCNLD		345,400
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			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,272		24.81	31,556
FFL	1ST FLOOR	1,288	1,288		124.24	160,016
GAR	GARAGE	0	576		49.61	28,574
OFP	OPEN PORCH	0	236		12.63	2,982
SFL	2ND FLOOR	1,276	1,276		124.24	158,525
WDK	WOOD DECK	0	120		17.60	2,112
	Ttl Gross Liv / Lease Area	2,564	4,768	3,089		383,764

