

Property Location 6 BELLA VISTA DR  
Vision ID 6827 Account # 6948

Map ID 44/ 10/ 21/ /  
Bldg # 1

Bldg Name  
Sec # 1 of 1 Card # 1 of 1

State Use 101  
Print Date 11-04-2020 12:55:09

| CURRENT OWNER                                                                        |            | TOPO TYPE                                                                  | UTILITY           | STREET     | LOCATION    | CURRENT ASSESSMENT                                              |            |                                                                     |            |                                                                                                                                                                                                                                                                                                          |          |         |         | 1006<br>EAST LONGMEADOW |                  |                 |          |               |            |
|--------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|------------|-------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|---------|-------------------------|------------------|-----------------|----------|---------------|------------|
| FORTUNE JOHN E<br>FORTUNE REGINAS<br>1031 TINKHAM RD<br><br>WILBRAHAM MA 01095       |            | TOPO WET                                                                   | EASEMENT          | TRAFFIC    | CORNER      | Description                                                     | Code       | Appraised                                                           | Assessed   |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
|                                                                                      |            |                                                                            |                   |            |             | RESIDENTL.                                                      | 101        | 74400                                                               | 74,400     |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
|                                                                                      |            |                                                                            |                   |            |             | RES LAND                                                        | 101        | 173200                                                              | 173,200    |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
|                                                                                      |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
|                                                                                      |            | DRAINAGE                                                                   |                   | VIEW       | COMMUNITY   |                                                                 |            |                                                                     |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
|                                                                                      |            | SUPPLEMENTAL DATA                                                          |                   |            |             |                                                                 |            |                                                                     |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
|                                                                                      |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                   |            |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
| GIS ID F_384451_2841145                                                              |            |                                                                            |                   |            |             | Total                                                           |            |                                                                     |            | 247,600                                                                                                                                                                                                                                                                                                  | 247,600  |         |         |                         |                  |                 |          |               |            |
| RECORD OF OWNERSHIP                                                                  |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U        | V/I         | SALE PRICE                                                      | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
| FORTUNE JOHN E<br>FITZGERALD BRIAN S TR<br>BELLA VISTA LAND HOLDINGS LLC<br>BVE LLC, |            | 23189                                                                      | 321               | 04-30-2020 | U           | V                                                               | 149,900    | 1                                                                   | Year       | Code                                                                                                                                                                                                                                                                                                     | Assessed | Year    | Code    | Assessed                | Year             | Code            | Assessed |               |            |
|                                                                                      |            | 22546                                                                      | 521               | 02-05-2019 | U           | V                                                               | 702,500    | 1V                                                                  | 2020       | 131                                                                                                                                                                                                                                                                                                      | 39,600   | 2019    | 131     | 87,200                  | 2018             | 131             | 87,200   |               |            |
|                                                                                      |            | 18724                                                                      | 0379              | 04-01-2011 | U           | V                                                               | 1          | 1V                                                                  |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
|                                                                                      |            | 0000                                                                       | 0000              |            | U           |                                                                 | 0          |                                                                     |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
|                                                                                      |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | Total      |                                                                                                                                                                                                                                                                                                          | 39600    | Total   |         | 87200                   | Total            |                 | 87200    |               |            |
| 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                                                                                                                                                                                                                                                                                  |          |         |         |                         |                  |                 |          |               |            |
| Nbhd                                                                                 |            | Nbhd Name                                                                  |                   | B          |             | Tracing                                                         |            | Batch                                                               |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
| 0001                                                                                 |            |                                                                            |                   |            |             | 131                                                             |            | NV                                                                  |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
| NOTES                                                                                |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |            | Appraised BLDG. Value (Card) 74,400<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 0<br>Appraised Land Value (Bldg) 173,200<br>Special Land Value 0<br>Total Appraised Parcel Value 247,600<br>Valuation Method C<br><br>Adjustment<br><br>Net Total Appraised Parcel Value 247,600 |          |         |         |                         |                  |                 |          |               |            |
| NEW-FY2013 SUB 1087 B361 P51                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
| OPEN BP202001382-RECK06/2021 OR UPON OC                                              |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         |                  |                 |          |               |            |
| 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          |                  |                 |          |               |            |
| 202001382                                                                            | 04-29-2020 | 2                                                                          | DWELLING          | 450,000    | 07-08-2020  | 20                                                              |            | NEW SINGLE FAMIL                                                    | 07-08-2020 |                                                                                                                                                                                                                                                                                                          |          | 334     | 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               |            |             |                                                                 | 0.860 AC   | 7,000                                                               | 1.000      | 0                                                                                                                                                                                                                                                                                                        |          | 1.00    | NS      | 1.00                    |                  | 0               | 1.000    | 7,000         | 6,000      |
| Total Card Land Units                                                                |            |                                                                            |                   |            |             |                                                                 | 1.778 AC   | Parcel Total Land Area: 1.7783                                      |            |                                                                                                                                                                                                                                                                                                          |          |         |         |                         | Total Land Value |                 |          |               | 173,200    |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |
| Style               | 19   | RANCH       | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL | Bsmt Garage                     |             |             |
| Grade               | B+   | GOOD (+)    | #Heat Sys                       | 1.00        |             |
| Stories             | 1.00 | 1 STORY     | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE    | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL       | Code                            | Description |             |
| Exterior Wall 2     |      |             | 101                             | ONE FAM     | Percentage  |
| Roof Structure      | 1    | GABLE       |                                 |             | 100         |
| Roof Cover          | 1    | ASPHALT SH  |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL     |                                 |             | 0           |
| Interior Wall 2     |      |             | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 3    | HARDWOOD    | Adj Base Rate                   | 85.88       |             |
| Interior Floor 2    |      |             | RCN                             | 372,094     |             |
| Heat Fuel           | 2    | GAS         | Net Other Adj                   |             |             |
| Heat Type           | 1    | FORCED H/A  | Year Built                      | 2020        |             |
| AC Type             | 03   | FULL        | Effective Year Built            | 2020        |             |
| Bedrooms            | 3    |             | Depreciation Code               |             |             |
| Full Baths          | 2    |             | Remodel Rating                  |             |             |
| Half Baths          | 0    |             | Year Remodeled                  |             |             |
| Extra Fixtures      | 1    |             | Depreciation %                  | 0           |             |
| Total Rooms         | 7    |             | Functional Obsol                |             |             |
| Bath Style          | G    | GOOD        | External Obsol                  |             |             |
| Half Bath Style     |      |             | Cost Trend Factor               | 1           |             |
| Kitchens            | 1    |             | Condition                       | NC          |             |
| Kitchen Style       | G    | GOOD        | % Complete                      | 20          |             |
| Extra Kitchens      |      |             | Overall % Condition             | 20          |             |
| Extra Kitchen St    |      |             | RCNLD                           | 74,400      |             |
| FBM Sqft            |      |             | Dep % Ovr                       |             |             |
| FBM Quality         |      |             | Dep Ovr Comment                 |             |             |
| Fireplaces          | 1    |             | Misc Imp Ovr                    |             |             |
| WS Flues            |      |             | Misc Imp Ovr Comment            |             |             |
| Central Vac         |      |             | Cost to Cure Ovr                |             |             |
| Frame               | 1    | WOOD        | Cost to Cure Ovr Comment        |             |             |

| 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 |  |
| BMT                               | BASEMENT    | 0      | 2,287 |          | 24.64     | 56,344         |  |
| FFL                               | 1ST FLOOR   | 2,287  | 2,287 |          | 123.29    | 281,968        |  |
| GAR                               | GARAGE      | 0      | 672   |          | 49.35     | 33,165         |  |
| OPF                               | OPEN PORCH  | 0      | 48    |          | 12.84     | 616            |  |
| Ttl Gross Liv / Lease Area        |             | 2,287  | 5,294 | 3,018    |           | 372,094        |  |

