

Property Location

8 BELLA VISTA DR

Map ID

44/ 10/ 22/ /

Bldg Name

State Use

101

Vision ID

6828

Account #

6949

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:55:20

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BELLEROSE EDWARD BELLEROSE CARRIE 1031 TINKHAM RD WILBRAHAM MA 01095		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	162500	162,500												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	167300	167,300												
		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		329,800	329,800												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
BELLEROSE EDWARD FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,		23094	1	02-20-2020	Q	V	169,900	00	Year	Code	Assessed	Year	Code	Assessed							
		22546	521	02-05-2019	U	V	702,500	1V	2020	131	33,700	2019	131	81,300							
		18724	0379	04-01-2011	U	V	1	1V				2018	131	81,300							
		0000	0000		U		0		Total	33700	Total	81300	Total	81300							
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) 162,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 167,300 Special Land Value 0 Total Appraised Parcel Value 329,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 329,800												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						131		NV													
NOTES																					
NEW-FY2013 SUB 1087 B361 P51																					
OPEN BP 202000774-RECK 6/2021 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						
202002815	10-21-2020	11	POOL	17,000		0		16X36 INGROUND		07-08-2020			334	15	PERMIT VISIT						
202000774	03-02-2020	2	DWELLING	392,000	07-08-2020	40		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	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				0.010 AC	7,000	1.000	0		1.00	NS	1.00			0		1.000	7,000	100
Total Card Land Units							0.928 AC	Parcel Total Land Area: 0.9283							Total Land Value					167,300	

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	
Exterior Wall 2			101	ONE FAM	
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	81.71	
Interior Floor 2			RCN	406,334	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2020	
AC Type	03	FULL	Effective Year Built	2018	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths			Year Remodeled		
Extra Fixtures			Depreciation %	0	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition	NC	
Kitchen Style	G	GOOD	% Complete	40	
Extra Kitchens			Overall % Condition	40	
Extra Kitchen St			RCNLD	162,500	
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	1,312		23.65	31,029	
FFL	1ST FLOOR	1,312	1,312		118.43	155,380	
GAR	GARAGE	0	1,043		47.35	49,385	
OPF	OPEN PORCH	0	208		11.96	2,487	
SFL	2ND FLOOR	1,419	1,419		118.43	168,052	
Ttl Gross Liv / Lease Area		2,731	5,294	3,431		406,334	

