

Property Location

10 BELLA VISTA DR

Map ID

44/ 10/ 23/ /

Bldg Name

State Use

101

Vision ID

6829

Account #

6950

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:55:30

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
GERNUX THOMAS J JR GERNUX CAROLYN G 1031 TINKHAM RD WILBRAHAM MA 01095		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	422800	422,800											
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	167600	167,600											
		SUPPLEMENTAL DATA																		
		Alt Prcl ID SP Permit Chapter Land OC Dates 6/29/20 In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		590,400	590,400											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
GERNUX THOMAS J JR AC HOMEBUILDING LLC FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,		23294	145	07-02-2020	Q	I	585,864	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		22985	386	12-05-2019	U	V	100	1B	2020	131	34,000	2019	131	81,600	2018	131	81,600			
		22546	521	02-05-2019	U	V	702,500	1V												
		18724	0379	04-01-2011	U	V	1	1V												
		0000	0000		U	0			Total		34000	Total		81600	Total		81600			
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) 422,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 167,600 Special Land Value 0 Total Appraised Parcel Value 590,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 590,400											
Total		0.00																		
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0001						131		NV												
NOTES																				
NEW-FY2013 SUB 1087 B361 P51																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result	VISIT / CHANGE HISTORY					
201903091	11-01-2019	2	DWELLING	450,000	06-30-2020	100	06-29-2020	NEW SINGLE FAMIL	07-07-2020 06-30-2020			334 400	15 25	PERMIT VISIT OC 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				0.060 AC	7,000	1.000	0		1.00	NS	1.00			0	1.000	7,000	400
Total Card Land Units							0.978 AC	Parcel Total Land Area: 0.9783							Total Land Value				167,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A-	V GOOD-	#Heat Sys	1.00	
Stories	1	1	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	85.82	
Interior Floor 1	3	HARDWOOD	RCN	427,077	
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2019	
Heat Type	1	FORCED H/A	Effective Year Built	2017	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths			Depreciation %	1	
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	99	
Extra Kitchens			RCNLD	422,800	
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			

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	2,280		28.23	64,358	
FFL	1ST FLOOR	2,280	2,280		141.14	321,790	
GAR	GARAGE	0	624		56.54	35,284	
OFP	OPEN PORCH	0	216		14.37	3,105	
WDK	WOOD DECK	0	126		20.16	2,540	
Ttl Gross Liv / Lease Area		2,280	5,526	3,026		427,077	

