

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
AC HOMEBUILDING LLC 1031 TINKHAM RD WILBRAHAM MA 01095												Description RES LAND		Code 130		Appraised 172200		Assessed 172,200		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER																								
				DRAINAGE				VIEW		COMMUNITY																								
				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#																										
GIS ID F_384331_2840743												Total		172,200		172,200																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
AC HOMEBUILDING LLC FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,				23326		293		07-24-2020		U		V		100		1B		Year		Code		Assessed		Year		Code		Assessed						
				22546		521		02-05-2019		U		V		702,500		1V		2020		131		37,900		2019		131		85,500						
				18724		0379		04-01-2011		U		V		1		1V																		
				0000		0000				U		0						Total		37900		Total		85500		Total		85500						
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																																		
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 PS 1172																		Appraised BLDG. Value (Card)																
																		Appraised Xf (B) Value (Bldg)																
																		Appraised Ob (B) Value (Bldg)																
																		Appraised Land Value (Bldg)																
																		Special Land Value																
																		Total Appraised Parcel Value																
																		Valuation Method																
																		Adjustment																
																		Net Total Appraised Parcel Value																
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						
202002062		07-09-2020		2		DWELLING		450,000				0				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	130	LAND		RAA						40,000		SF	2.39	1.750	2	LAND	1.00	NS	1.00			0				1.000		4.18		167,200				
1	130	LAND		RAA						0.720		AC	7,000	1.000	0		1.00	NS	1.00			0				1.000		7,000		5,000				
Total Card Land Units										1.638		AC	Parcel Total Land Area: 1.6383										Total Land Value										172,200	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)											
Element	Cd	Description	Element	Cd	Description												
Style	99	VACANT	Basement Floor			No Sketch											
Model	00	VACANT	Bsmt Garage														
Grade			#Heat Sys														
Stories			Units														
Foundation			MIXED USE														
Exterior Wall 1			Code	Description	Percentage												
Exterior Wall 2			130	LAND	100												
Roof Structure					0												
Roof Cover					0												
Interior Wall 1			COST / MARKET VALUATION														
Interior Wall 2			Adj Base Rate														
Interior Floor 1			RCN														
Interior Floor 2			Net Other Adj														
Heat Fuel			Year Built														
Heat Type			Effective Year Built														
AC Type			Depreciation Code														
Bedrooms			Remodel Rating														
Full Baths			Year Remodeled														
Half Baths			Depreciation %														
Extra Fixtures			Functional Obsol														
Total Rooms			External Obsol														
Bath Style			Cost Trend Factor														
Half Bath Style			Condition														
Kitchens			% Complete														
Kitchen Style			Overall % Condition														
Extra Kitchens			RCNLD														
Extra Kitchen St			Dep % Ovr														
FBM Sqft			Dep Ovr Comment														
FBM Quality			Misc Imp Ovr														
Fireplaces			Misc Imp Ovr Comment														
WS Flues			Cost to Cure Ovr														
Central Vac			Cost to Cure Ovr Comment														
Frame																	
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							
Ttl Gross Liv / Lease Area						0	0	0									