

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
JOSHI WANDANA GANDEVIA VIJAY 5 BELLA VISTA DR EAST LONGMEADOW MA 01028 GIS ID F_384081_2841459												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	526200		526,200								
												RES LAND		101	183500		183,500								
				DRAINAGE				VIEW		COMMUNITY															
				SUPPLEMENTAL DATA																					
				Alt Prcl ID SP Permit Chapter Land OC Dates 8/26/2020 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
												Total		709,700		709,700									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
JOSHI WANDANA RIDGEVIEW DEVELOPMENT LLC LUCIER TIMOTHY FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC				23966	0169	06-28-2021	Q	I			900,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				23161	0360	04-08-2020	U	V			100	1B	2021	101	403,600	2020	131	36,300	2019	131	83,900				
				23099	0105	02-24-2020	U	V			169,900	1P		101	169,900										
				22546	0521	02-05-2019	U	V			702,500	1V													
				18724	0379	04-01-2011	U	V			1	1V													
												Total		573,500	Total		36,300	Total		83,900					
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			APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 526,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 183,500 Special Land Value 0 Total Appraised Parcel Value 709,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 709,700												
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																									
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		
202000868		03-05-2020		2	DWELLING		343,000		07-08-2020		100		08-17-2020		NEW SINGLE FAMIL		08-17-2020 07-08-2020				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	2.58	1.750	2	LAND	1.00	NS	1.00					0		1.000	4.52	180,800
1	101	ONE FAM		RAA				0.390	AC	7,000	1.000	0		1.00	NS	1.00					0		1.000	7,000	2,700
Total Card Land Units								1.31	AC	Parcel Total Land Area: 1.31				Total Land Value										183,500	

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	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	9	STONE	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		76.85
Interior Floor 1	3	HARDWOOD	RCN		526,201
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	3		Year Remodeled		
Half Baths	1		Depreciation %		0
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		100
Extra Kitchens			RCNLD		526,200
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	1	YES	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	2,805		25.66	71,965	
FFL	1ST FLOOR	2,805	2,805		128.28	359,823	
GAR	GARAGE	0	620		51.31	31,813	
OPF	OPEN PORCH	0	406		12.95	5,259	
TQS	3/4 STORY	447	596		96.21	57,341	
Ttl Gross Liv / Lease Area		3,252	7,232	4,102		526,201	

