

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
GERNUX THOMAS J JR GERNUX CAROLYN G 10 BELLA VISTA DR EAST LONGMEADOW MA 01028 GIS ID F_384227_2841055												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	441400		441,400																		
												RES LAND		101	181200		181,200																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1900		1,900																		
				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						624,500		624,500																	
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		0145		07-02-2020		Q		I		585,864		00		Year		Code		Assessed		Year		Code		Assessed							
				22985		0386		12-05-2019		U		V		100		1B		2021		101		422,800		2020		131		34,000		2019		131		81,600	
				22546		0521		02-05-2019		U		V		702,500		1V				101		167,600													
				18724		0379		04-01-2011		U		V		1		1V																			
				00000		0000				U				0																					
																Total		590,400		Total		34,000		Total		81,600									
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																			

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		90.11
Interior Floor 1	3	HARDWOOD	RCN		445,901
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		441,400
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
02	SHED/FR			L	288	7.48	2021	70	0.00	GD	G	1.25	1,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,280		29.47	67,195	
FFL	1ST FLOOR	2,280	2,280		147.36	335,973	
GAR	GARAGE	0	624		59.04	36,839	
OFP	OPEN PORCH	0	216		15.01	3,242	
WDK	WOOD DECK	0	126		21.05	2,652	
Ttl Gross Liv / Lease Area		2,280	5,526	3,026		445,901	

