Property Location 10 HIDDEN PONDS DR | Map ID 23/ 77/ 5/ / | Bldg Name | State Use 101
Vision ID 7559 | Account # 7559 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/9/2021 9:25:54 AM

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
RONCALLI CASEY				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
10 HIDDEN PONDS DR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit		NIA	
Chapter Land		Field 8	
OC Dates	4-22-2021	Field 9	
In+Ex FY		Field 10	
Mailed		Assoc Pid#	

GIS ID F_380978_2856648

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	368100	368,100
RES LAND	101	136300	136,300
Total		504,400	504,400

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RONCALLI CASEY	23899	0579	05-24-2021	Q	I	554,500	00
BEDROCK FINANCIAL LLC TR	23765	0135	03-16-2021	U	V	1	1B
REDSTONE PONDS LLC TR	22438	0529	11-08-2018	U	V	471,000	1V

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2021	130	126,400	2020	131	22,400			
	Total	126,400		Total	22,400		Total	

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	368,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	136,300
Special Land Value	0
Total Appraised Parcel Value	504,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	504,400

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

PS #1166 LOT 5

PLAN 385/32-34

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202001963	06-24-2020	2	DWELLING	210,000	04-22-2021	100	04-22-2021	COLONIAL W/ATTA

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
04-22-2021			400	25	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	RA				25,426	SF	3.83	1.400	9	LAND	1.00	NV	1.00			0			1.000	5.36	136,300
						Total Card Land Units	0.58	AC	Parcel Total Land Area:			0.58										Total Land Value	136,300

Property Location 10 HIDDEN PONDS DR | Map ID 23/ 77/ 5/ / | Bldg Name | State Use 101
Vision ID 7559 | Account # 7559 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/9/2021 9:25:54 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	8	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens		
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues		
Central Vac		
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

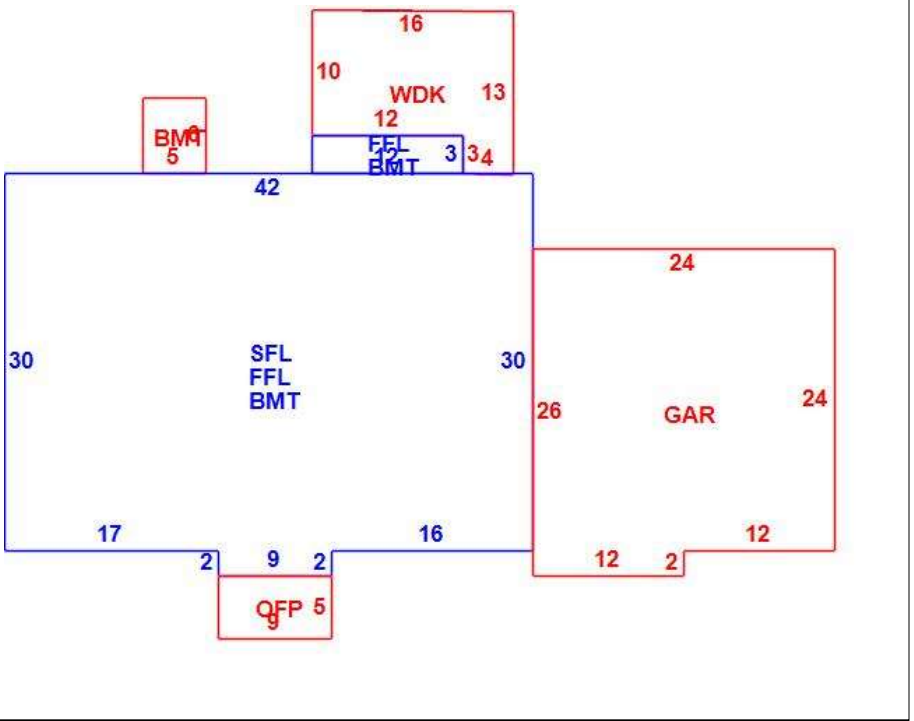
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	89.36
RCN	368,120
Net Other Adj	
Year Built	2020
Effective Year Built	2018
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	100
RCNLD	368,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	1,344		23.54	31,637
FFL	1ST FLOOR	1,314	1,314		117.61	154,540
GAR	GARAGE	0	600		47.04	28,226
OFP	OPEN PORCH	0	45		13.07	588
SFL	2ND FLOOR	1,278	1,278		117.61	150,306
WDK	WOOD DECK	0	171		16.51	2,823
	Ttl Gross Liv / Lease Area	2,592	4,752	3,130		368,120