

Property Location 24 CAPRI DR

Vision ID 6810

Account # 6930

Map ID 44/ 10/ 3/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12-13-2022 12:43:10

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
MAHAN JOHN F IV MAHAN SARAH 24 CAPRI DR EAST LONGMEADOW MA 01028 GIS ID F_385260_2840045		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDENTL.		101		1057,200		1,057,200																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		188200		188,200																							
		SUPPLEMENTAL DATA																																					
		Alt Prcl ID SP Permit Chapter Land OC Dates 11/22/2019 In+Ex FY Mailed								Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
										Total								1,245,400		1,245,400																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
MAHAN JOHN F IV KENT PECOY + SONS CONSTRUCTION INC BELLA VISTA LAND HOLDINGS LLC BVE LLC,		22462		0294		11-29-2018		U		V		150,000		1P		Year		Code		Assessed		Year		Code		Assessed													
		22462		0286		11-29-2018		U		V		1		1		2022		101		1,056,800		2021		101		1,011,300													
		18724		0379		04-01-2011		U		V		1		1V				101		193,000		2020		101		167,800													
		00000		0000				U				0																											
																Total		1,249,800		Total		1,190,700		Total		678,500													
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		Tracing		Batch																																	
0001				130		NV																																	
NOTES																																							
FY2021 PLAN 385-45 COMBINED 44-10-4 WITH 44-10-3																																							
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											
201902787		09-01-2019		38		POOL HOUSE		24,000		07-05-2021		0		07-05-2021		1516 SQ FT POOL		07-05-2021						334		15		PERMIT VISIT											
201803260		12-06-2018		2		DWELLING		1,077,900		05-30-2019		100		11-22-2019		9969 sf INCLUDES		07-02-2020		01				334		15		PERMIT VISIT											
																		11-14-2019						400		25		OC VISIT											
																		06-27-2019						400		15		PERMIT VISIT											
																		05-30-2019						334		15		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		2.84		1.550		2		LAND		1.00		NS		1.00				0		1.000		4.4		176,000	
1		101		ONE FAM		RAA								1.740 AC		7,000.00		1.000		0				1.00		NS		1.00				0		1.000		7,000		12,200	
Total Card Land Units														2.66		AC		Parcel Total Land Area:		2.66		Total Land Value										188,200							

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A+	EXCELLENT	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	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	2	SLATE			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		77.76
Interior Floor 1	3	HARDWOOD	RCN		1,078,767
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2018
Heat Type	1	FORCED H/A	Effective Year Built		2019
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		2
Extra Fixtures	4		Functional Obsol		
Total Rooms	11		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		98
Extra Kitchens			RCNLD		1,057,200
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			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	
ATC	ATTIC	278	1,110		37.68	41,821	
BMT	BASEMENT	0	4,537		30.07	136,444	
FFL	1ST FLOOR	3,002	3,002		150.43	451,605	
GAR	GARAGE	0	1,046		60.12	62,882	
HST	HALF STORY	318	636		75.22	47,838	
OPF	OPEN PORCH	0	212		14.90	3,159	
PAT	PATIO	0	351		7.71	2,708	
SFL	2ND FLOOR	2,027	2,027		150.43	304,931	
UFL	UNFIN UPPR FLOOR	0	304		90.06	27,379	
Ttl Gross Liv / Lease Area		5,625	13,225			1,078,767	

