

Property Location 42 CAPRI DR

Vision ID 6814

Account # 6934

Map ID 44/ 10/ 7/ 1

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12-13-2022 12:43:38

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
WALSH GREGORY C WALSH MELISSA A 42 CAPRI DR EAST LONGMEADOW MA 01028 GIS ID F_384734_2840238		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	642300	642,300											
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	176700	176,700											
		SUPPLEMENTAL DATA																		
Alt Prcl ID SP Permit Chapter Land OC Dates 10/30/2012 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		819,000	819,000									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
WALSH GREGORY C BELLA VISTA LAND HOLDINGS LLC, BVE LLC,		19048	0365	12-21-2011	U	I	159,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		18724	0379	04-01-2011	U	I	1	1V	2022	101	587,400	2021	101	563,600	2020	101	546,400			
		00000	0000		U		0			101	181,500		101	167,900		101	167,900			
		Total								768,900		Total		731,500		Total		714,300		
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				101		NV														
NOTES																				
FY2013 SUB 1087 B361 P51-PHASE I																				
Appraised BLDG. Value (Card) 642,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 176,700 Special Land Value 0 Total Appraised Parcel Value 819,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 819,000																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
201200037	04-04-2012	2	DWELLING	357,500				OC 10/30/2012 408	06-29-2019			334	3	MEAS+INSPCTD						
									10-30-2012			400	25	OC VISIT						
									04-27-2012			317	15	PERMIT VISIT						
									04-27-2012			317	2	MEASURED						
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				0.100 AC	7,000.00	1.000	0		1.00	NV	1.00			0	1.000	7,000	700
Total Card Land Units							1.02 AC	Parcel Total Land Area: 1.02							Total Land Value					176,700

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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-	V GOOD-	#Heat Sys		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	81.86	
Interior Floor 2	4	CARPET	RCN	683,255	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2012	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	3		Year Remodeled		
Extra Fixtures	3		Depreciation %	6	
Total Rooms	8		Functional Obsol		
Bath Style	V	VERY GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	94	
Extra Kitchen St			RCNLD	642,300	
FBM Sqft	390		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	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	1,950		27.51	53,648	
FFL	1ST FLOOR	1,950	1,950		137.56	268,240	
GAR	GARAGE	0	892		55.05	49,109	
OFP	OPEN PORCH	0	80		13.76	1,100	
PAT	PATIO	0	434		6.97	3,026	
SFL	2ND FLOOR	1,628	1,628		137.56	223,946	
TQS	3/4 STORY	612	816		103.17	84,186	
Ttl Gross Liv / Lease Area		4,190	7,750			683,255	

