

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MAGGI ROBERT J MAGGI THERESA M 40 THAYER RD MONSON MA 01057-944 GIS ID F_384406_2840186										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	116700				116,700																
										RES LAND		101	169900		169,900																				
				DRAINAGE				VIEW		COMMUNITY																									
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates 11/23/22 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
										Total		286,600		286,600																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MAGGI ROBERT J FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,				23313		0022		07-16-2020		Q		V		179,900		00		Year		Code		Assessed		Year		Code		Assessed							
				22546		0521		02-05-2019		U		V		702,500		1V		2022		130		173,900		2021		130		161,900		2020		131		55,700	
				18724		0379		04-01-2011		U		V		1		1V																			
				00000		0000				U				0																					
																Total		173,900		Total		161,900		Total		55,700									
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																																			
NEW-FY2013 SUB 1087, BK361 P51 SUB DIV PS#1172 BC CONFIRMS BP202200313 COMP 11/28/22																Appraised BLDG. Value (Card) 116,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 169,900 Special Land Value 0 Total Appraised Parcel Value 286,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 286,600																			
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							
202200313		01-27-2022		2		DWELLING		365,000		11-23-2022		100		11-23-2022		RANCH 2201 SF, F		11-23-2022 06-17-2022		01		1 1		425 334		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	2.84	1.550	2	LAND	0.90	NS	1.00	ESMT		0			1.000		3.96		158,400								
1	101	ONE FAM		RAA				3.280		AC	7,000.00	1.000	0		0.50	NS	1.00	ESMT		0			1.000		3,500		11,500								
Total Card Land Units								4.20		AC	Parcel Total Land Area:				4.20		Total Land Value										169,900								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.00	1 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		98.27
Interior Floor 2	6	CERAMIC TL	RCN		466,947
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2022
AC Type	03	FULL	Effective Year Built		2021
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		0
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		NC
Kitchen Style	G	GOOD	% Complete		25
Extra Kitchens	0		Overall % Condition		25
Extra Kitchen St			RCNLD		116,700
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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	2,194		27.97	61,356	
FFL	1ST FLOOR	2,194	2,194		139.76	306,639	
GAR	GARAGE	0	925		55.91	51,712	
OPF	OPEN PORCH	0	595		14.09	8,386	
UHS	UNFIN HALF STORY	0	925		42.00	38,854	
Ttl Gross Liv / Lease Area		2,194	6,833			466,947	

