

Property Location

5 BELLA VISTA DR

Map ID

44/ 10/ 16/ /

Bldg Name

State Use

101

Vision ID

6823

Account #

6943

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:44:59

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW					
JOSHI WANDANA GANDEVIA VIJAY 5 BELLA VISTA DR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed	
										RESIDNTL.		101				622200		622,200	
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				178700		178,700	
		SUPPLEMENTAL DATA																	
				Alt Prcl ID		Received													
				SP Permit		NIA													
				Chapter Land		Field 8													
				OC Dates 8/26/2020		Field 9													
				In+Ex FY		Field 10													
				Mailed		Assoc Pid#													
GIS ID		F_384081_2841459								Total		800,900		800,900					

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
JOSHI WANDANA RIDGEVIEW DEVELOPMENT LLC LUCIER TIMOTHY FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC		23966 0169		06-28-2021		Q		I		900,000		00		Year		Code		Assessed		Year		Code		Assessed	
		23161 0360		04-08-2020		U		V		100		1B		2022		101		526,200		2021		101		403,600	
		23099 0105		02-24-2020		U		V		169,900		1P				101		183,500				101		169,900	
		22546 0521		02-05-2019		U		V		702,500		1V													
18724 0379		04-01-2011		U		V		1		1V															
														Total		709,700		Total		573,500		Total		36,300	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	YEAR	Amount												
Total			0.00																

ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)				622,200											
0001				131		NV		Appraised Xf (B) Value (Bldg)				0											
NOTES NEW- FY2013 SUB 1087 B361 P51								Appraised Ob (B) Value (Bldg)				0											
								Appraised Land Value (Bldg)				178,700											
								Special Land Value				0											
								Total Appraised Parcel Value				800,900											
								Valuation Method				C											
								Adjustment															
								Net Total Appraised Parcel Value				800,900											

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									
202103423	12-21-2021	9	ALTERATION	78,000	07-11-2022	100	03-01-2022	PARTIAL FBM, 1000	07-11-2022			400	15	PERMIT VISIT									
202000868	03-05-2020	2	DWELLING	343,000	07-08-2020	100	08-17-2020	NEW SINGLE FAMIL	06-17-2022			334	15	PERMIT VISIT									
									08-17-2020			400	25	OC VISIT									
									07-08-2020			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				0.390 AC	7,000.00	1.000	0		1.00	NS	1.00			0		1.000	7,000	2,700
Total Card Land Units							1.31	AC	Parcel Total Land Area: 1.31							Total Land Value					178,700

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	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	9	STONE	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		86.37
Interior Floor 1	3	HARDWOOD	RCN		628,458
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2020
Heat Type	1	FORCED H/A	Effective Year Built		2020
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		1
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		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		99
Extra Kitchens			RCNLD		622,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	2173		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,805		30.64	85,950	
FFL	1ST FLOOR	2,805	2,805		153.21	429,748	
GAR	GARAGE	0	620		61.28	37,996	
OPF	OPEN PORCH	0	406		15.47	6,282	
TQS	3/4 STORY	447	596		114.91	68,484	
Ttl Gross Liv / Lease Area		3,252	7,232			628,458	

