

State Use 101
Print Date 12-13-2022 12:45:25

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
DICKSON JOHN M DICKSON MELANIE B 4 BELLA VISTA DR EAST LONGMEADOW MA 01028 GIS ID F_384634_2841233												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		440300		440,300															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		176900		176,900															
				SUPPLEMENTAL DATA																													
Alt Prcl ID SP Permit Chapter Land OC Dates 8/13/2020 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
														Total		617,200		617,200															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
DICKSON JOHN M AC HOMEBUILDING LLC FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,				23379 0175		08-24-2020		Q		I		569,900		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				23077 0563		02-07-2020		U		V		0		1B		2022		101		400,500		2021		101		345,400		2020		131		34,500	
				22546 0521		02-05-2019		U		V		702,500		1V		101		181,700						168,100									
				18724 0379		04-01-2011		U		V		1		1V																			
00000 0000								U				0				Total		582,200		Total		513,500		Total		34,500							
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor															
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																	
																		APPROAISED VALUE SUMMARY															
																		Appraised BLDG. Value (Card) 440,300															
																		Appraised Xf (B) Value (Bldg) 0															
																		Appraised Ob (B) Value (Bldg) 0															
																		Appraised Land Value (Bldg) 176,900															
																		Special Land Value 0															
																		Total Appraised Parcel Value 617,200															
																		Valuation Method C															
																		Adjustment															
																		Net Total Appraised Parcel Value 617,200															
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					
202000220		01-16-2020		2		DWELLING		450,000		07-07-2020		100		08-13-2020		NEW SINGLE FAMIL		08-12-2020 07-07-2020						400 334		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	1.00	NS	1.00			0				1.000	4.4		176,000					
1	101	ONE FAM		RAA				0.130		AC		7,000.00	1.000	0		1.00	NS	1.00			0				1.000	7,000		900					
Total Card Land Units								1.05		AC		Parcel Total Land Area: 1.05								Total Land Value 176,900													

Property Location 4 BELLA VISTA DR
 Vision ID 6826 Account # 6947

Map ID 44/ 10/ 20/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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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	B+	GOOD (+)	#Heat Sys	1.00	
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	100.69	
Interior Floor 2	6	CERAMIC TL	RCN	444,721	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2020	
AC Type	03	FULL	Effective Year Built	2020	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	1	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	99	
Extra Kitchen St			RCNLD	440,300	
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	1,272		28.68	36,485	
FFL	1ST FLOOR	1,288	1,288		143.64	185,013	
GAR	GARAGE	0	576		57.36	33,038	
OFP	OPEN PORCH	0	236		14.61	3,447	
SFL	2ND FLOOR	1,276	1,276		143.64	183,289	
WDK	WOOD DECK	0	120		28.73	3,447	
Ttl Gross Liv / Lease Area		2,564	4,768			444,721	

