

Property Location 6 BELLA VISTA DR
Vision ID 6827 Account # 6948

Map ID 44/ 10/ 21/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 101
Print Date 12-13-2022 12:45:34

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW						
FORTUNE JOHN E FORTUNE REGINA S 6 BELLA VISTA DR EAST LONGMEADOW MA 01028 GIS ID F_384451_2841145				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDNTL. RES LAND		Code 101 101		Appraised 493800 161400		Assessed 493,800 161,400								
												Total		655,200		655,200										
Alt Prcl ID SP Permit Chapter Land OC Dates 11/16/2020 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
FORTUNE JOHN E FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,				23189 0321		04-30-2020		U		V		149,900		1P		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				22546 0521		02-05-2019		U		V		702,500		1V		2022	101	448,200	2021	101	74,400	2020	131	39,600		
				18724 0379		04-01-2011		U		V		1		1V			101	165,400		101	173,200					
				00000 0000				U				0				Total		613,600		Total		247,600		Total		39,600
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				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 493,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 161,400 Special Land Value 0 Total Appraised Parcel Value 655,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 655,200														
0001						131		NV																		
NOTES																										
NEW-FY2013 SUB 1087 B361 P51																										
BUILDING PERMIT RECORD																										
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments			Date	Type	Is	Id	Cd	Purpose/Result									
202001382	04-29-2020	2	DWELLING		450,000	07-08-2020	100	11-10-2020	NEW SINGLE FAMIL			11-10-2020 07-08-2020			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	0.90	NS	1.00			0		1.000	3.96	158,400				
1	101	ONE FAM	RAA				0.860	AC	7,000.00	1.000	0		0.50	NS	1.00			0		1.000	3,500	3,000				
Total Card Land Units							1.78	AC	Parcel Total Land Area: 1.78					Total Land Value							161,400					

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			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	100.97	
Interior Floor 2			RCN	498,836	
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	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	1	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	99	
Extra Kitchen St			RCNLD	493,800	
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	2,287		32.55	74,451	
FFL	1ST FLOOR	2,287	2,287		162.91	372,579	
GAR	GARAGE	0	672		65.21	43,823	
OPF	OPEN PORCH	0	48		16.97	815	
WDK	WOOD DECK	0	221		32.43	7,168	
Ttl Gross Liv / Lease Area		2,287	5,515			498,836	

