

Property Location 25 CAPRI DR		Map ID 44/ 10/ 29/ /		Bldg Name		State Use 101	
Vision ID 6835		Account # 6956		Bldg # 1		Print Date 12-13-2022 12:46:49	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
NADEAU JOSEPH ANGARD SEETA R 25 CAPRI DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	518900	518,900		
						RES LAND	101	176100	176,100		
						RESIDNTL.	101	2300	2,300		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 8/8/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
GIS ID F_385084_2840352						Total		697,300	697,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NADEAU JOSEPH JOHN ERIC M KENT PECOY + SONS CONSTRUCTION INC BELLA VISTA LAND HOLDINGS LLC, BVE LLC,		20829	0378	08-14-2015	Q	I	590,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		20391	0209	08-15-2014	U	I	575,000	1	2022	101	472,500	2021	101	447,100	2020	101	427,900
		19967	0406	08-12-2013	U	V	139,900	1B		101	180,900		101	167,300		101	167,300
		18724	0379	04-01-2011	U	V	1	1V		101	1,000		101	1,000		101	1,000
		00000	0000		U	0			Total		654,400	Total		615,400	Total		596,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 518,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 176,100 Special Land Value 0 Total Appraised Parcel Value 697,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 697,300									
Total			0.00															

ASSESSING NEIGHBORHOOD							
Nbhd		Nbhd Name		Tracing		Batch	
0001				130		NV	

NOTES															
FY 2013 SUB 1087 B361 P51-PHASE 1															

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	
202102404	07-22-2021	10	SHED	14,000	06-21-2022	100	06-21-2022	12 X 20 SHED	06-21-2022	01		334	15	PERMIT VISIT	
202002285	08-13-2020	9	ALTERATION	30,500	07-14-2021	100	07-14-2021	FINISH BONUS RO	07-14-2021		334	15	PERMIT VISIT		
201302422	07-24-2013	2	DWELLING	348,000	04-22-2014	100	04-22-2014	OC 8/8/2014 2707	08-04-2014		400	25	OC VISIT		
									04-22-2014		105	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				0.010 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	100	
Total Card Land Units							0.93 AC	Parcel Total Land Area: 0.93							Total Land Value							176,100

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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	1.00	
Stories	2.00	2 STORY	Units		
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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		94.00
Interior Floor 1	4	CARPET	RCN		540,515
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2014
Heat Type	1	FORCED H/A	Effective Year Built		2017
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		4
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		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		96
Extra Kitchens			RCNLD		518,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			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
19	PATIO			L	200	5.75	2014	70	0.00	GD	G	1.25	1,000
02	SHED/FR			L	240	7.48	2022	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,432		30.37	43,484	
FFL	1ST FLOOR	1,432	1,432		152.04	217,726	
GAR	GARAGE	0	552		60.87	33,602	
HST	HALF STORY	372	744		76.02	56,560	
OFP	OPEN PORCH	0	40		15.20	608	
SFL	2ND FLOOR	1,240	1,240		152.04	188,534	
Ttl Gross Liv / Lease Area		3,044	5,440			540,515	

