Property Location 257 PEASE RD | Map ID 43/ 19/ 0/ / | Bldg Name | State Use 101
Vision ID 3596 | Account # 3653 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 11/14/2023 2:13:02 A

CURRENT OWNER

BELLA VISTA TOP OF THE HILL LLC

480 PROSPECT ST

EAST LONGMEADOW MA 01028

GIS ID F_384358_2842588

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	255400	255,400
RES LAND	101	239400	239,400
RESIDNTL.	101	71800	71,800
RESIDNTL.	106	13300	13,300
	Total	579,900	579,900

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BELLA VISTA TOP OF THE HILL LLC	24922	0335	02-28-2023	U	I	100	1A
VALENTINO STEVEN JR	24921	0306	02-28-2023	U	I	378,000	1L
BANK OF AMERICA NA	23075	0010	02-05-2020	U	I	320,000	1L
CAMEROTA ANTHONY C	03828	0188	08-02-1973	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	234,000	2022	101	210,700	2021	101	201,800
	101	227,400		101	215,000		101	207,000
	101	66,100		101	66,100		101	66,100
	106	10,900		106	10,900		106	10,900
	Total	538,400		Total	502,700		Total	485,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	255,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	85,100
Appraised Land Value (Bldg)	239,400
Special Land Value	0
Total Appraised Parcel Value	579,900
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	579,900

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-329	05-09-2023	12	REROOF	10,000		0		
172	06-20-2000	12	REROOF	20,800				NVC
93	05-29-1998	11	POOL	7,000				
141	01-01-1983	MN	Manual Note					LEAN TO

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
08-12-2019			334	2	MEASURED
12-09-2011			317	2	MEASURED
09-24-2002			AO	22	MAILER SENT
09-20-2002			274	2	MEASURED
09-20-2002			274	3	MEAS+INSPCTD
01-22-2001			247	15	PERMIT VISIT
03-23-1999			105	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	3.12	1.200	7	LAND	1.00	MG	1.00		0	TRF2	0.9	1.000	3.37	134,800
1	101	ONE FAM	RAA				4.980	AC	7,000.00	1.000	0		1.00	MG	1.00		0	DEV2		1.000	21,000	104,600

Total Card Land Units 5.90 AC | Parcel Total Land Area: 5.90 | Total Land Value 239,400

Property Location 257 PEASE RD | Map ID 43/ 19/ 0/ / | Bldg Name | State Use 101
Vision ID 3596 | Account # 3653 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 11/14/2023 2:13:03 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	2.00	2 STORY
Foundation	3	MASONRY
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2	1	DRYWALL
Interior Floor 1	4	CARPET
Interior Floor 2	6	CERAMIC TL
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	01	NONE
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	8	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft	254	
FBM Quality	1	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

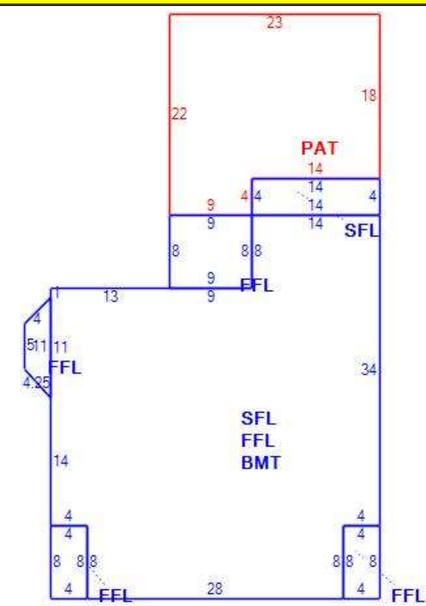
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	111.48
RCN	405,472
Net Other Adj	
Year Built	1920
Effective Year Built	1984
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	255,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
15	SHOP			L	256	35.00	1953	60	0.00	AV	A	1.00	5,400
02	SHED/FR			L	64	12.00	1949	60	0.00	AV	A	1.00	500
27	TENNIS C			L	1	18400.00	1965	60	0.00	AV	A	1.00	11,000
03	GARAGE	OB	Outbuildi	L	612	32.00	1953	60	0.00	AV	A	1.00	11,800
04	GARAGE/L			L	612	36.00	1953	60	0.00	AV	A	1.00	13,200
02	SHED/FR			L	96	12.00	1998	70	0.00	GD	A	1.00	800
2	GAZEBO			L	168	20.00	1998	70	0.00	GD	G	1.25	2,900
11	POOL I-V	OB	Outbuildi	L	1,15	29.00	1998	70	0.00	GD	A	1.00	23,400
02	SHED/FR			L	391	12.00	1953	60	0.00	AV	A	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,272		26.67	33,923
FFL	1ST FLOOR	1,431	1,431		133.55	191,117
PAT	PATIO	0	450		6.83	3,072
SFL	2ND FLOOR	1,328	1,328		133.55	177,361
	Ttl Gross Liv / Lease Area	2,759	4,481			405,472

Property Location 257 PEASE RD | Map ID 43/ 19/ 0/ / | Bldg Name | State Use 101
Vision ID 3596 | Account # 3653 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 11/14/2023 2:13:05 A

CURRENT OWNER

BELLA VISTA TOP OF THE HILL LLC

480 PROSPECT ST

EAST LONGMEADOW MA 01028

GIS ID F_384358_2842588

TOPO TYPE	UTILITY	STREET	LOCATION
TOPO WET	**EASEMENT**	**TRAFFIC**	**CORNER**
DRAINAGE		**VIEW**	**COMMUNITY**

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
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RESIDNTL.	101	71800	71,800
RESIDNTL.	106	13300	13,300
Total		579,900	579,900

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

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	101	227,400		101	215,000		101	207,000
	101	66,100		101	66,100		101	66,100
	106	10,900		106	10,900		106	10,900
	Total	538,400		Total	502,700		Total	485,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

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APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	85,100
Appraised Land Value (Bldg)	239,400
Special Land Value	0
Total Appraised Parcel Value	579,900
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	579,900

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result

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
2	106V	OUT BLD	RAA				0	SF	0.00	1.200	7	LAND	1.00	MG	1.00			0			1.000	0	0

Total Card Land Units 0.00 AC | Parcel Total Land Area: 5.90 | Total Land Value 0

Property Location 257 PEASE RD | Map ID 43/ 19/ 0/ / | Bldg Name | State Use 101
Vision ID 3596 | Account # 3653 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 11/14/2023 2:13:06 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	94	VACANT W/OB
Model	00	VACANT
Grade		
Stories		
Foundation		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Floor 1		
Interior Floor 2		
Heat Fuel		
Heat Type		
AC Type		
Bedrooms		
Full Baths		
Half Baths		
Extra Fixtures		
Total Rooms		
Bath Style		
Half Bath Style		
Kitchens		
Kitchen Style		
Extra Kitchens		
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces		
WS Flues		
Central Vac		
Frame		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Basement Floor		
Bsmt Garage		
#Heat Sys		
Units		

MIXED USE

Code	Description	Percentage
106V	OUT BLD	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	
RCN	
Net Other Adj	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

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
37	STABLE			L	450	20.00	1971	55	0.00	AV	A	1.00	5,000
31	BARN			L	600	20.00	1983	55	0.00	AV	G	1.25	8,300

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0			