

State Use 101
Print Date 11/14/2023 2:03:54 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
DAHDUL ADNAN DAHDUL CHRISANNE 9 BELLA VISTA DR EAST LONGMEADOW MA 01028 GIS ID F_383927_2841112												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		656700		656,700															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		194200		194,200															
				SUPPLEMENTAL DATA																													
Alt Prcl ID SP Permit Chapter Land OC Dates 1/24/23 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		850,900		850,900															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
DAHDUL ADNAN PAPALE JOHN J FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,				24315 0265		12-20-2021		U		V		204,900		1P		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				23008 0395		12-19-2019		Q		V		169,900		00		2023		101		135,700		2022		130		181,400		2021		130		167,800	
				22546 0521		02-05-2019		U		V		702,500		1V				101		176,600													
				18724 0379		04-01-2011		U		V		1		1V																			
00000 0000								U				0				Total		312,300		Total		181,400		Total		167,800							
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		ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 656,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 194,200 Special Land Value 0 Total Appraised Parcel Value 850,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 850,900													
Nbhd		Nbhd Name						Tracing				Batch																					
0001								131				NV																					
NOTES																		NEW- FY2013 SUB 1087 B361 P51 COMPRISED OF PARCEL 43-2-1,43-3-1,44-10-11, 44-11-0															
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					
202103470		12-28-2021		2		DWELLING		575,600		01-24-2023		100		01-24-2023		NEW SFD- 3555 SF,		01-24-2023 06-17-2022						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		3.12	1.550	2	LAND	1.00	NS	1.00			0				1.000	4.84		193,600					
1	101	ONE FAM		RAA				0.080		AC		7,000.00	1.000	0		1.00	NS	1.00			0				1.000	7,000		600					
Total Card Land Units								1.00		AC		Parcel Total Land Area: 1.00				Total Land Value										194,200							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
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	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		91.96
Interior Floor 1	3	HARDWOOD	RCN		656,721
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2022
Heat Type	1	FORCED H/A	Effective Year Built		2021
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		0
Extra Fixtures	5		Functional Obsol		
Total Rooms	7		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		100
Extra Kitchens	0		RCNLD		656,700
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	0		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	3,119		29.68	92,567	
FFL	1ST FLOOR	3,119	3,119		148.34	462,686	
GAR	GARAGE	0	921		59.27	54,591	
OFP	OPEN PORCH	0	96		15.45	1,483	
PAT	PATIO	0	352		7.59	2,670	
SFL	2ND FLOOR	288	288		148.34	42,723	
Ttl Gross Liv / Lease Area		3,407	7,895			656,721	

