

State Use 101
Print Date 11/14/2023 2:04:05 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
FERRENTINO GENNARO FERRENTINO GABRIELLA A 7 BELLA VISTA DR EAST LONGMEADOW MA 01028 GIS ID F_383924_2841336				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDENTL. RES LAND		Code 101 101		Appraised 741100 196200		Assessed 741,100 196,200		1006 EAST LONGMEADOW													
				DRAINAGE				VIEW		COMMUNITY																							
				SUPPLEMENTAL DATA																													
				Alt Prcl ID SP Permit Chapter Land OC Dates 5/6/21 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
				Total						937,300												937,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
FERRENTINO GENNARO FERRENTINO GENNARO FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,				23972 0144		06-30-2021		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				23077 0061		02-06-2020		U		V		169,900		1P		2023		101		680,200		2022		101		620,400		2021		130		169,800	
				22546 0521		02-05-2019		U		V		702,500		1V				101		178,600				101		183,400							
				18724 0379		04-01-2011		U		V		1		1V																			
				00000 0000				U				0																					
Total																858,800		Total		803,800		Total		169,800									
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) 741,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 196,200 Special Land Value 0 Total Appraised Parcel Value 937,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 937,300																	
Nbhd		Nbhd Name				Tracing		Batch																									
0001						131		NV																									
NOTES																																	
SUB DIV NEW- FY2013 SUB 1087 B361 P51																																	
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					
202002061		07-09-2020		2		DWELLING		600,000		05-06-2021		100		05-06-2021		NEW SINGLE FAMIL		05-06-2021						400		25		OC 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				0.370		AC		7,000.00	1.000	0		1.00	NS	1.00			0				1.000		7,000		2,600				
Total Card Land Units								1.29		AC		Parcel Total Land Area: 1.29								Total Land Value										196,200			

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	VERY 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	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		91.77
Interior Floor 1	3	HARDWOOD	RCN		748,608
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2020
Heat Type	1	FORCED H/A	Effective Year Built		2020
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		1
Extra Fixtures	4		Functional Obsol		
Total Rooms	9		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		99
Extra Kitchens			RCNLD		741,100
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	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	2,372		33.36	79,135
FFL	1ST FLOOR	2,372	2,372		166.95	396,008
GAR	GARAGE	0	952		66.82	63,608
OPF	OPEN PORCH	0	320		16.70	5,342
SFL	2ND FLOOR	1,225	1,225		166.95	204,515
Ttl Gross Liv / Lease Area		3,597	7,241			748,608

