

State Use 101
Print Date 11/14/2023 2:05:00 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
FORTUNE JOHN E FORTUNE REGINA S 6 BELLA VISTA DR EAST LONGMEADOW MA 01028 GIS ID F_384451_2841145												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	539000		539,000														
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	177000		177,000														
				SUPPLEMENTAL DATA																											
				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#																							
														Total		716,000		716,000													
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		2023	101	493,800	2022	101	448,200	2021	101	74,400							
				18724 0379		04-01-2011		U		V		1		1V			101	161,400		101	165,400		101	173,200							
				00000 0000				U				0																			
																Total		655,200		Total		613,600		Total		247,600					
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													APPROAISED VALUE SUMMARY															
																Appraised BLDG. Value (Card)										539,000					
																Appraised Xf (B) Value (Bldg)										0					
																Appraised Ob (B) Value (Bldg)										0					
																Appraised Land Value (Bldg)										177,000					
																Special Land Value										0					
																Total Appraised Parcel Value										716,000					
																Valuation Method										C					
																Adjustment															
																Net Total Appraised Parcel Value										716,000					
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			
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		3.12	1.550	2	LAND	0.90	NS	1.00			0				1.000		4.35		174,000		
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										177,000	

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	111.24	
Interior Floor 2			RCN	544,433	
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	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	99	
Extra Kitchen St	N	NONE	RCNLD	539,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		Misc Imp Ovr Comment		
Central Vac	0	NO	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		35.53	81,256						
FFL	1ST FLOOR	2,287	2,287		177.80	406,636						
GAR	GARAGE	0	672		71.17	47,829						
OPF	OPEN PORCH	0	48		18.52	889						
WDK	WOOD DECK	0	221		35.40	7,823						
Ttl Gross Liv / Lease Area		2,287	5,515			544,433						

