

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CAMPBELL JEFFREY J 2 BELLA VISTA DR EAST LONGMEADOW MA 01028 GIS ID F_384802_2841334												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	621700		621,700												
												RES LAND		101	174300		174,300												
				DRAINAGE				VIEW		COMMUNITY																			
				Alt Prcl ID SP Permit Chapter Land OC Dates 12/16/22 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		796,000		796,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CAMPBELL JEFFREY J FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,				23103		0567		02-27-2020		Q		V		155,000		00		Year		Code		Assessed		Year		Code		Assessed	
				22546		0521		02-05-2019		U		I		702,500		1V		2023		101		236,000		2022		130		162,700	
				18724		0379		04-01-2011		U		I		1		1V				101		158,700						150,700	
				00000		0000				U				0				Total		394,700		Total		162,700		Total		150,700	
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																													
Nbhd		Nbhd Name						Tracing				Batch																	
0001								101				NV																	
NOTES																													
NEW- FY2013 SUB 1087 B361 P51																Appraised BLDG. Value (Card)								621,700					
																Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								0					
																Appraised Land Value (Bldg)								174,300					
																Special Land Value								0					
																Total Appraised Parcel Value								796,000					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								796,000					
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	
202103151		11-04-2021		2		DWELLING		650,000		11-08-2022		100		11-08-2022		NEW SFH W/ 3 CAR		11-08-2022						400		25		OC VISIT	
201900715		03-08-2019		5		DEMOLITION		8,000		06-06-2019		100		06-06-2019		PERMIT REENTER		06-17-2022						334		15		PERMIT VISIT	
201900715		03-08-2019		5				8,000				0				DEMO HOUSE & AL		07-01-2021						400		15		PERMIT VISIT	
																		06-06-2019											
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	ESMT			0			1.000	4.35		174,000	
1	101	ONE FAM		RAA				0.080		AC		7,000.00	1.000	0		0.50	NS	1.00				0			1.000	3,500		300	
Total Card Land Units								1.00		AC		Parcel Total Land Area:				1.00		Total Land Value								174,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	A-	V 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			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		98.88
Interior Floor 1	3	HARDWOOD	RCN		621,699
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	3		Year Remodeled		
Half Baths	1		Depreciation %		0
Extra Fixtures	3		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		621,700
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	575		Dep Ovr Comment		
FBM Quality	3		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	2,050		32.82	67,291	
CNP	CANOPY	0	64		7.69	492	
FFL	1ST FLOOR	2,050	2,050		164.12	336,453	
GAR	GARAGE	0	848		65.61	55,638	
OFF	OPEN PORCH	0	920		16.41	15,099	
PAT	PATIO	0	251		8.50	2,134	
SFL	2ND FLOOR	881	881		164.12	144,593	
Ttl Gross Liv / Lease Area		2,931	7,064			621,699	

