

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
BELLA VISTA TOP OF THE HILL LLC  480 PROSPECT ST  EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed	1006  EAST LONGMEADOW
						RESIDNTL.	101	276900	276,900	
						RES LAND	101	239400	239,400	
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	77100	77,100	
GIS ID F_384358_2842588		SUPPLEMENTAL DATA								
Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		606,700	606,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BELLA VISTA TOP OF THE HILL LLC	24922	0335	02-28-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VALENTINO STEVEN JR	24921	0306	02-28-2023	U	I	378,000	1L	2024	101	255,400	2023	101	234,000	2022	101	210,700
BANK OF AMERICA NA	23075	0010	02-05-2020	U	I	320,000	1L		101	239,400		101	227,400		101	215,000
CAMEROTA ANTHONY C	03828	0188	08-02-1973	U	I	0			101	71,800		101	66,100		101	66,100
									106	13,300		106	10,900		106	10,900
								Total		579,900	Total		538,400	Total		502,700

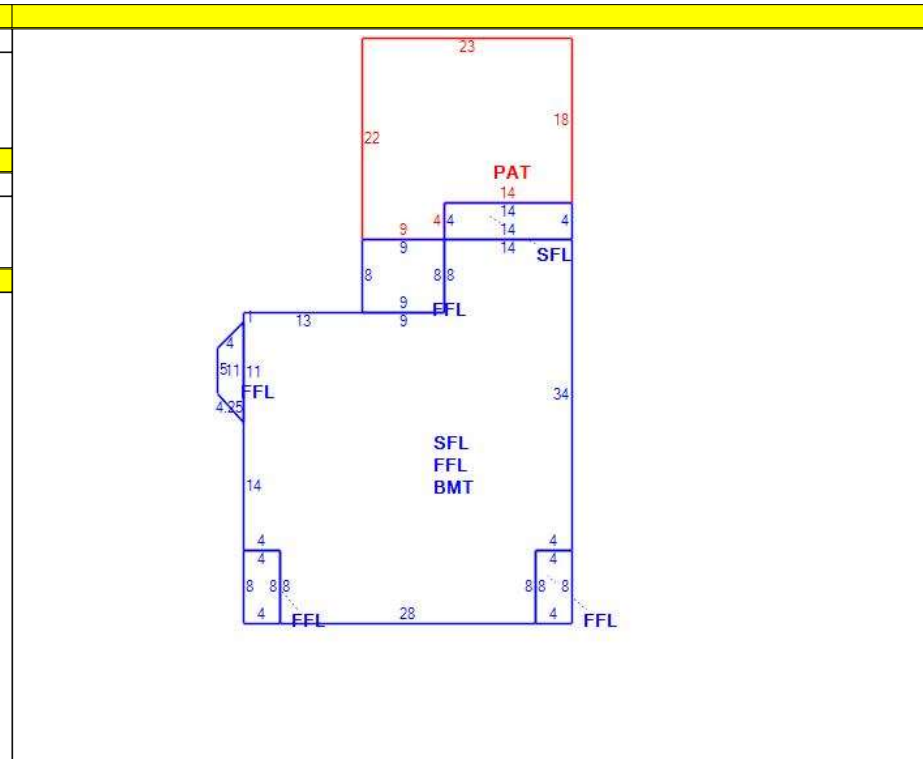
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int								
Total																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	Tracing	Batch					
0001		101	MG	Appraised BLDG. Value (Card)				276,900
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				90,400
				Appraised Land Value (Bldg)				239,400
				Special Land Value				0
				Total Appraised Parcel Value				606,700
				Valuation Method				C
				Adjustment				
				Net Total Appraised Parcel Value				606,700

NOTES										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							
B-23-329	05-09-2023	12	REROOF	10,000	06-10-2024	100			06-10-2024			334	15	PERMIT VISIT							
172	06-20-2000	12	REROOF	20,800				NVC	08-12-2019			334	2	MEASURED							
93	05-29-1998	11	POOL	7,000					12-09-2011			317	2	MEASURED							
141	01-01-1983	MN	Manual Note					LEAN TO	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							

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	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	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	<b>MIXED USE</b>		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	<b>COST / MARKET VALUATION</b>		
Interior Wall 2	1	DRYWALL	Adj Base Rate		121.77
Interior Floor 1	4	CARPET	RCN		439,524
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1920
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		63
Extra Kitchens	0		RCNLD		276,900
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	254		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues	0				



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
66	CANOPY			L	196	45.00	2014	60	0.00	AV	A	1.00	5,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,272		28.91	36,772	
FFL	1ST FLOOR	1,431	1,431		144.77	207,167	
PAT	PATIO	0	450		7.40	3,330	
SFL	2ND FLOOR	1,328	1,328		144.77	192,256	
Ttl Gross Liv / Lease Area		2,759	4,481			439,524	



Property Location 257 PEASE RD  
 Vision ID 3596

Account # 3653

Map ID 43/ 19/ 0/ /

Bldg # 2

Bldg Name  
 Sec # 1 of 1

Card # 2 of 2

State Use 101  
 Print Date 11/22/2024 8:10:51 A

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						RES LAND	101	239400	239,400	
		<b>DRAINAGE</b>		<b>VIEW</b>	<b>COMMUNITY</b>	RESIDNTL.	101	77100	77,100	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL.	106	13300	13,300	
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CAMEROTA ANTHONY C	03828	0188	08-02-1973	U	I	0			101	71,800		101	66,100		101	66,100
									106	13,300		106	10,900		106	10,900
Total								579,900		Total		538,400		Total		502,700

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Total																	

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
0001		101	MG

NOTES															

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
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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

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description				Element	Cd	Description					
Style	94	VACANT W/OB				Central Vac							
Model	00	VACANT				Basement Floor							
Grade						Bsmt Garage							
Stories						Units							
Foundation						<b>MIXED USE</b>							
Exterior Wall 1						Code	Description		Percentage				
Exterior Wall 2						106V	OUT BLD		100				
Roof Structure									0				
Roof Cover									0				
Interior Wall 1						<b>COST / MARKET VALUATION</b>							
Interior Wall 2						Adj Base Rate							
Interior Floor 1						RCN							
Interior Floor 2						Net Other Adj							
Heat Fuel						Year Built							
Heat Type						Effective Year Built							
AC Type						Depreciation Code							
Bedrooms						Remodel Rating							
Full Baths						Year Remodeled							
Half Baths						Depreciation %							
Extra Fixtures						Functional Obsol							
Total Rooms						External Obsol							
Bath Style						Cost Trend Factor	1						
Half Bath Style						Condition							
Kitchens						% Complete							
Kitchen Style						Overall % Condition							
Extra Kitchens						RCNLD							
Extra Kitchen St						Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces						Cost to Cure Ovr Comment							
WS Flues													
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</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
<b>BUILDING SUB-AREA SUMMARY SECTION</b>													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
Ttl Gross Liv / Lease Area						0	0						

No Sketch