Property Location 18 BELLA VISTA DR | Map ID 44/ 10/ 10/ / | Bldg Name | State Use 101
Vision ID 6817 | Account # 6937 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/25/2024 7:56:57 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MAGGI ROBERT J				
MAGGI THERESA M	TOPO WET	EASEMENT	TRAFFIC	CORNER
18 BELLA VISTA DR	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit		NIA	
Chapter Land		Field 8	
OC Dates	11/23/22	Field 9	
In+Ex FY		Field 10	
Mailed		Assoc Pid#	

GIS ID F_384406_2840186

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	627400	627,400
RES LAND	101	185500	185,500
Total		812,900	812,900

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MAGGI ROBERT J	23313	0022	07-16-2020	Q	V	179,900	00
FITZGERALD BRIAN S TR	22546	0521	02-05-2019	U	V	702,500	1V
BELLA VISTA LAND HOLDINGS LLC	18724	0379	04-01-2011	U	V	1	1V
BVE LLC,	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	585,300	2023	101	116,700	2022	130	173,900
	101	185,500		101	169,900			
	Total	770,800		Total	286,600		Total	173,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	627,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	185,500
Special Land Value	0
Total Appraised Parcel Value	812,900
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	812,900

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

NEW-FY2013 SUB 1087, BK361 P51

SUB DIV PS#1172

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202200313	01-27-2022	2	DWELLING	365,000	11-23-2022	100	11-23-2022	RANCH 2201 SF, F

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
11-23-2022	01	1	425	25	OC VISIT
06-17-2022		1	334	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	1.550	2	LAND	0.90	NS	1.00	ESMT		0			1.000	4.35	174,000
1	101	ONE FAM	RAA				3.280	AC	7,000.00	1.000	0		0.50	NS	1.00	ESMT		0			1.000	3,500	11,500
						Total Card Land Units	4.20	AC	Parcel Total Land Area:	4.20												Total Land Value	185,500

Property Location 18 BELLA VISTA DR | Map ID 44/ 10/ 10/ / | Bldg Name | State Use 101
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CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	A-	V GOOD-
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	1	
Extra Fixtures	4	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

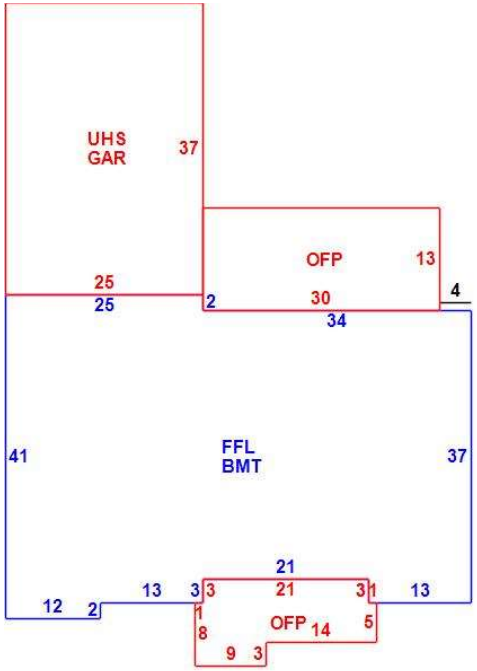
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	118.26
RCN	633,698
Net Other Adj	
Year Built	2022
Effective Year Built	2020
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	99
RCNLD	627,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	2,194		37.95	83,267
FFL	1ST FLOOR	2,194	2,194		189.67	416,143
GAR	GARAGE	0	925		75.87	70,179
OFP	OPEN PORCH	0	595		19.13	11,380
UHS	UNFIN HALF STORY	0	925		57.00	52,729
	Ttl Gross Liv / Lease Area	2,194	6,833			633,698