

State Use 101
Print Date 11/25/2024 7:57:47 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW													
JOSHI WANDANA GANDEVIA VIJAY 5 BELLA VISTA DR EAST LONGMEADOW MA 01028 GIS ID F_384081_2841459				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		739500		739,500															
												RES LAND		101		196300		196,300															
												RESIDENTL.		101		26400		26,400															
SUPPLEMENTAL DATA										Total										962,200		962,200											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
JOSHI WANDANA RIDGEVIEW DEVELOPMENT LLC LUCIER TIMOTHY FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC				23966 0169		06-28-2021		Q		I		900,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				23161 0360		04-08-2020		U		V		100		1B		2024		101		673,900		2023		101		622,200		2022		101		526,200	
				23099 0105		02-24-2020		U		V		169,900		1P				101		196,300				101		178,700				101		183,500	
				22546 0521		02-05-2019		U		V		702,500		1V																			
18724 0379				04-01-2011		U		V		1		1V		Total		870,200		Total		800,900		Total		709,700									
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 Appraised BLDG. Value (Card) 739,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 26,400 Appraised Land Value (Bldg) 196,300 Special Land Value 0 Total Appraised Parcel Value 962,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 962,200																							
Nbhd				Nbhd Name				Tracing												Batch													
0001								131												NV													
NOTES																																	
PLAN 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					
B-23-685		09-25-2023		3		GARAGE		75,000		06-11-2024		100		12-21-2023		24X24 DETACHED		06-11-2024						334		15		PERMIT VISIT					
202103423		12-21-2021		9		ALTERATION		78,000		07-11-2022		100		03-01-2022		PARTIAL FBM, 1000		07-11-2022						400		15		PERMIT VISIT					
202000868		03-05-2020		2		DWELLING		343,000		07-08-2020		100		08-17-2020		NEW SINGLE FAMIL		06-17-2022						334		15		PERMIT VISIT					
																		08-17-2020						400		25		OC VISIT					
																		07-08-2020						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	1.00	NS	1.00			0		1.000	4.84	193,600											
1	101	ONE FAM	RAA				0.390	AC	7,000.00	1.000	0		1.00	NS	1.00			0		1.000	7,000	2,700											
Total Card Land Units							1.31	AC	Parcel Total Land Area: 1.31			Total Land Value										196,300											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	A-	V GOOD-	Bsmt Garage	12	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	9	STONE	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	103.94	
Interior Floor 2	6	CERAMIC TL	RCN	754,563	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2020	
AC Type	03	FULL	Effective Year Built	2019	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	2	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	98	
Extra Kitchen St	N	NONE	RCNLD	739,500	
FBM Sqft	2173		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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
04	GARAGE/L			L	576	36.00	2023	85	0.00	VG	V	1.50	26,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,805		36.79	103,196	
FFL	1ST FLOOR	2,805	2,805		183.95	515,980	
GAR	GARAGE	0	620		73.58	45,620	
OPF	OPEN PORCH	0	406		18.58	7,542	
TQS	3/4 STORY	447	596		137.96	82,226	
Ttl Gross Liv / Lease Area		3,252	7,232			754,563	

