

State Use 101
Print Date 11/25/2024 7:58:27 A

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		578200		578,200															
				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		755,200		755,200																	
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		2024		101		539,000		2023		101		493,800		2022		101		448,200	
				18724 0379		04-01-2011		U		V		1		1V				101		177,000				101		161,400				101		165,400	
				00000 0000						U		0																					
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									131			NV																					
NOTES																																	
NEW-FY2013 SUB 1087 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					
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	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	A-	V GOOD-	Bsmt Garage		
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	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		121.51
Interior Floor 1	3	HARDWOOD	RCN		590,031
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2020
Heat Type	1	FORCED H/A	Effective Year Built		2019
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		2
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		98
Extra Kitchens	0		RCNLD		578,200
Extra Kitchen St	N	NONE	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	1		Cost to Cure Ovr Comment		
WS Flues	0				

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,287		38.51	88,061
FFL	1ST FLOOR	2,287	2,287		192.69	440,693
GAR	GARAGE	0	672		77.14	51,835
OFP	OPEN PORCH	0	48		20.07	963
WDK	WOOD DECK	0	221		38.36	8,479
Ttl Gross Liv / Lease Area		2,287	5,515			590,031

