

State Use 101
Print Date 11/25/2024 7:59:57 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
NADEAU JOSEPH ANGARD SEETA R 25 CAPRI DR EAST LONGMEADOW MA 01028 GIS ID F_385084_2840352												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	600700		600,700												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	193700		193,700												
												RESIDNTL.		101	3400		3,400												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates 8/8/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						797,800		797,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
NADEAU JOSEPH JOHN ERIC M KENT PECOY + SONS CONSTRUCTION INC BELLA VISTA LAND HOLDINGS LLC, BVE LLC,				20829	0378	08-14-2015	Q	I	590,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
				20391	0209	08-15-2014	U	I	575,000		1	2024	101	560,300	2023	101	518,900	2022	101	472,500									
				19967	0406	08-12-2013	U	V	139,900		1B		101	193,700		101	176,100		101	180,900									
				18724	0379	04-01-2011	U	V	1		1V		101	3,400		101	2,300		101	1,000									
				00000	0000		U		0			Total	757,400	Total	697,300	Total	654,400												
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 600,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,400 Appraised Land Value (Bldg) 193,700 Special Land Value 0 Total Appraised Parcel Value 797,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 797,800														
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name				Tracing				Batch																			
0001						130				NV																			
NOTES																													
FY 2013 SUB 1087 B361 P51-PHASE 1																													
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	
202102404		07-22-2021		10		SHED		14,000		06-21-2022		100		06-21-2022		12 X 20 SHED		06-21-2022		01				334		15		PERMIT VISIT	
202002285		08-13-2020		9		ALTERATION		30,500		07-14-2021		100		07-14-2021		FINISH BONUS RO		07-14-2021						334		15		PERMIT VISIT	
201302422		07-24-2013		2		DWELLING		348,000		04-22-2014		100		04-22-2014		OC 8/8/2014 2707		08-04-2014						400		25		OC VISIT	
																		04-22-2014						105		2		MEASURED	
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				0.010	AC	7,000.00	1.000	0		1.00	NV	1.00				0			1.000	7,000	100				
Total Card Land Units								0.93	AC	Parcel Total Land Area: 0.93								Total Land Value								193,700			

Property Location 25 CAPRI DR
Vision ID 6835

Account # 6956

Map ID 44/ 10/ 29/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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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	A-	V GOOD-	Bsmt Garage	0	
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	113.12	
Interior Floor 1	4	CARPET	RCN	639,073	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2014	
Heat Type	1	FORCED H/A	Effective Year Built	2015	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	6	
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		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	94	
Extra Kitchens	0		RCNLD	600,700	
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				

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
19	PATIO			L	200	8.00	2014	70	0.00	GD	G	1.25	1,400
02	SHED/FR			L	240	12.00	2022	70	0.00	GD	A	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,432		35.90	51,413	
FFL	1ST FLOOR	1,432	1,432		179.77	257,427	
GAR	GARAGE	0	552		71.97	39,729	
HST	HALF STORY	372	744		89.88	66,873	
OFP	OPEN PORCH	0	40		17.98	719	
SFL	2ND FLOOR	1,240	1,240		179.77	222,912	
Ttl Gross Liv / Lease Area		3,044	5,440			639,073	

