

State Use 101
Print Date 11/24/2025 9:11:22 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
GENEST GLENN GENEST LISA 30 CAPRI DR EAST LONGMEADOW MA 01028 GIS ID F_384827_2840094												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		803200		803,200																									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		195400		195,400																									
				SUPPLEMENTAL DATA																																							
Alt Prcl ID SP Permit Chapter Land OC Dates 2/5/2020 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																							
Total																																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
GENEST GLENN KENT PECOY + SONS CONSTRUCTION LLC BELLA VISTA LAND HOLDINGS LLC BVE LLC,				22660 0387		05-10-2019		Q		V		169,900		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed											
				22462 0286		11-29-2018		U		V		1		1		2025		101		730,000		2024		101		675,000		2023		101		624,000											
				18724 0379		04-01-2011		U		V		1		1V				101		195,400				101		195,400		101		177,800													
				00000 0000						U		0																															
																Total		925,400		Total		870,400		Total		801,800																	
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) 803,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 195,400 Special Land Value 0 Total Appraised Parcel Value 998,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 998,600																											
Nbhd		Nbhd Name				Tracing				Batch																																	
0001						130				NV																																	
NOTES																VISIT / CHANGE HISTORY																											
FY2013 SUB 1087 B361 P51-PHASE I																																											
PLANS SHOW 320 SF + 1/2 BTH IN FBM WITH APPROX 1210 FBM PLANNED FOR FUTURE EXPAN SION																																											
BUILDING PERMIT RECORD																																											
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result															
201901739		05-23-2019		2		DWELLING		524,890		06-27-2019		100		01-27-2020		4356SF RANCH W/4		01-27-2020		01				400		25		OC 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								0.250		AC		7,000.00		1.000		0				1.00		NV		1.00				0				1.000		7,000		1,800	
Total Card Land Units														1.17		AC		Parcel Total Land Area: 1.17				Total Land Value										195,400											

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	116.13	
RCN	819,635	
Net Other Adj		
Year Built	2019	
Effective Year Built	2023	
Depreciation Code	GD	
Remodel Rating		
Year Remodeled		
Depreciation %	2	
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Condition	98	
RCNLD	803,200	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Val

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	2,826		41.75	117,986
0	54		11.60	621
2,826	2,826		208.82	590,131
0	1,228		83.50	102,533
0	196		30.90	6,056
0	228		10.07	2,297
2,826	7,358			819,635

