

State Use 101
Print Date 11/24/2025 9:12:46 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
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		1006 EAST LONGMEADOW															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		807700		807,700																	
												RES LAND		101		196300		196,300																	
												RESIDNTL.		101		26400		26,400																	
				SUPPLEMENTAL DATA										Total		1,030,400		1,030,400																	
Alt Prcl ID SP Permit Chapter Land OC Dates 8/26/2020 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
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		2025		101		739,500		2024		101		673,900		2023		101		622,200			
				23099 0105		02-24-2020		U		V		169,900		1P				101		196,300				101		196,300				101		178,700			
				22546 0521		02-05-2019		U		V		702,500		1V				101		26,400															
				18724 0379		04-01-2011		U		V		1		1V																					
Total						962,200						Total						870,200						Total						800,900					
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																																			
PLAN B361 P51																		Appraised BLDG. Value (Card) 807,700																	
																		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 1,030,400																	
																		Valuation Method C																	
																		Adjustment																	
																		Net Total Appraised Parcel Value 1,030,400																	
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							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							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	Percentage
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	115.65	
Interior Floor 2	6	CERAMIC TL	RCN	824,213	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2020	
AC Type	03	FULL	Effective Year Built	2023	
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	807,700	
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		40.19	112,721	
FFL	1ST FLOOR	2,805	2,805		200.93	563,607	
GAR	GARAGE	0	620		80.37	49,831	
OPF	OPEN PORCH	0	406		20.29	8,238	
TQS	3/4 STORY	447	596		150.70	89,815	
Ttl Gross Liv / Lease Area		3,252	7,232			824,213	

