

State Use 101
Print Date 11/24/2025 9:13:13 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
DICKSON JOHN M DICKSON MELANIE B 4 BELLA VISTA DR EAST LONGMEADOW MA 01028 GIS ID F_384634_2841233												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		550900		550,900															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		194500		194,500															
				SUPPLEMENTAL DATA																													
Alt Prcl ID SP Permit Chapter Land OC Dates 8/13/2020 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		745,400		745,400																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
DICKSON JOHN M AC HOMEBUILDING LLC FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,				23379 0175		08-24-2020		Q		I		569,900		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				23077 0563		02-07-2020		U		V		0		1B		2025		101		514,700		2024		101		480,100		2023		101		440,300	
				22546 0521		02-05-2019		U		V		702,500		1V				101		194,500				101		194,500				101		176,900	
				18724 0379		04-01-2011		U		V		1		1V																			
				00000 0000				U				0																					
Total																Total		709,200		Total		674,600		Total		617,200							
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 SUB DIV 2019 PLAN 387-66																		Appraised BLDG. Value (Card)										550,900					
																		Appraised Xf (B) Value (Bldg)										0					
																		Appraised Ob (B) Value (Bldg)										0					
																		Appraised Land Value (Bldg)										194,500					
																		Special Land Value										0					
Total Appraised Parcel Value																		745,400															
Valuation Method																		C															
Adjustment																																	
Net Total Appraised Parcel Value																		745,400															
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-23-145		03-03-2023		62		SOLAR		41,472		06-05-2023				06-05-2023		NEW SINGLE FAMIL		06-05-2023						400		15		PERMIT VISIT					
202000220		01-16-2020		2		DWELLING		450,000		07-07-2020		100		08-13-2020				08-12-2020						400		25		OC VISIT					
														07-07-2020				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	1.00	NS	1.00					0		1.000		4.84		193,600						
1	101	ONE FAM		RAA				0.130		AC	7,000.00	1.000	0	LAND	1.00	NS													1.00				
Total Card Land Units								1.05		AC	Parcel Total Land Area: 1.05								Total Land Value								194,500						

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	B+	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	
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	130.55	
Interior Floor 2	6	CERAMIC TL	RCN	562,128	
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	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	2	
Total Rooms	7		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	550,900	
FBM Sqft			Dep % Ovr		
FBM Quality			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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	98	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,272		36.26	46,118	
FFL	1ST FLOOR	1,288	1,288		181.57	233,857	
GAR	GARAGE	0	576		72.50	41,760	
OFP	OPEN PORCH	0	236		18.46	4,358	
SFL	2ND FLOOR	1,276	1,276		181.57	231,678	
WDK	WOOD DECK	0	120		36.31	4,358	
Ttl Gross Liv / Lease Area		2,564	4,768			562,128	

