

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
BEST HOME BUILDERS LLC 703 AVALON WAY SHREWSBURY MA 01545 GIS ID F_384855_2848361		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	552200	552,200														
						RES LAND	101	172500	172,500														
		DRAINAGE		VIEW	COMMUNITY																		
		SUPPLEMENTAL DATA																					
		Alt Prcl ID SP Permit Chapter Land OC Dates 5/19/25+10/23/25 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		724,700	724,700												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
BEST HOME BUILDERS LLC SOUTHERN NE REAL ESTATE DEVELOPME		25529	0067	08-12-2024	U	V	160,000	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		22110	0517	03-29-2018	U	V	130,000	1V	2025	130	172,500	2024	130	172,500	2023	130	157,300						
								Total	172,500	Total	172,500	Total	157,300										
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							APPRAISED VALUE SUMMARY														
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)									552,200						
0001								Appraised Xf (B) Value (Bldg)									0						
								Appraised Ob (B) Value (Bldg)									0						
								Appraised Land Value (Bldg)									172,500						
								Special Land Value									0						
								Total Appraised Parcel Value									724,700						
								Valuation Method									C						
								Adjustment															
								Net Total Appraised Parcel Value									724,700						
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-24-624	09-26-2024	2	DWELLING	200,000	07-01-2025	100	07-01-2025	NEW 2 STORY, 3 B	08-14-2025			400	25	OC VISIT									
									07-01-2025			334	15	PERMIT VISIT									
									05-27-2025			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	RA				40,000 SF	3.12	1.250	9	LAND	1.10	NV	1.00			0	1.000	4.29	171,600			
1	101	ONE FAM	RA				0.129 AC	7,000.00	1.000	0		1.00	NV	1.00			0	1.000	7,000	900			
Total Card Land Units							1.05 AC	Parcel Total Land Area:							1.05	Total Land Value							172,500

Account # 7578

Bldg # 1

Card # 1 of 1

State Use 101
Print Date 11/24/2025 9:36:39 A

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	133.19	
RCN	552,241	
Net Other Adj		
Year Built	2024	
Effective Year Built	2025	
Depreciation Code	GD	
Remodel Rating		
Year Remodeled		
Depreciation %	0	
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Condition	100	
RCNLD	552,200	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

[illegible]

SUMMARY SECTION				
ng	Gross	Eff Area	Unit Cost	Undeprec Value
0	1,040		38.67	40,219
1,040	1,040		193.36	201,096
0	576		77.21	44,473
288	576		96.68	55,688
0	118		19.66	2,320
1,040	1,040		193.36	201,096
0	192		38.27	7,348
2,368	4,582			552,241

