Property Location 4 HAPPY ACRES LN | Map ID 54/ 6/ 2A/ / | Bldg Name | State Use 130
Vision ID 7671 | Account # 7671 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/24/2025 9:45:03 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
BEDROCK FINANCIAL LLC TR				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
PO BOX 79				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_388318_2844665

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	130	164800	164,800
Total		164,800	164,800

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BEDROCK FINANCIAL LLC TR	25469	0145	06-26-2024	U	V	690,000	1V
HAPPY ACRES LLC	24740	0436	09-26-2022	U	V	1	1A
GOLDSTEIN MARLENE	23627	00447	01-04-2021	U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	130	182,500	2024	130	29,500	2023	130	27,000
	Total	182,500		Total	29,500		Total	27,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001				

NOTES

NEW FY2024 PLANS 396-2 LOT 2
HAPPY ACRES SUB DIVISION
CREATED FROM PARCEL 54-6-0

6-24-351 RECK 6/26

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	164,800
Special Land Value	0
Total Appraised Parcel Value	164,800
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	164,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-24-351	06-15-2024	2	DWELLING	354,535	07-01-2025	0		2 STORY, 4 BDRM,

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-01-2025			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	130	LAND	RA				25,001	SF	4.71	1.400	H	LAND	1.00	NS	1.00			0			1.000	6.59	164,800
Total Card Land Units							0.57	AC	Parcel Total Land Area:			0.57										Total Land Value	164,800

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	99	VACANT
Model	00	VACANT
Grade		
Stories		
Foundation		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Floor 1		
Interior Floor 2		
Heat Fuel		
Heat Type		
AC Type		
Bedrooms		
Full Baths		
Half Baths		
Extra Fixtures		
Total Rooms		
Bath Style		
Half Bath Style		
Kitchens		
Kitchen Style		
Extra Kitchens		
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces		
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Central Vac		
Basement Floor		
Bsmt Garage		
Units		

MIXED USE

Code	Description	Percentage
130	LAND	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	
RCN	
Net Other Adj	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0			