

Property Location: 94 FRANCONIA CR
Vision ID: 3377

Account #3432

MAP ID:4/ 26/ 25/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/27/2014 23:28

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
HARPER RICHARD P HARPER DEBORAH L 94 FRANCONIA CR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						152,300		152,300							
											RES LAND		101						84,200		84,200							
											RESIDENTL.		101		13,900		13,900											
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374811_2851544						Received Prior ID Owner Occ Final Area 1921.59998 Current Ac. .42557 ASSOC PID#																						
Total											250,400							250,400										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
HARPER RICHARD P				05864/ 0504		07/31/1985		U	I	97,500		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2014	B	154,200		2013	B	145,900		2012	B	153,700					
													2014	L	87,200		2013	L	87,200		2012	L	87,200					
													2014	O	16,400		2013	O	16,600		2012	O	16,800					
													Total:		257,800		Total:		249,700		Total:		257,700					
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.														
Total:																												
ASSESSING NEIGHBORHOOD																												
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																
0001/A									101			NA																
NOTES																												
															Appraised Bldg. Value (Card) 152,300													
															Appraised XF (B) Value (Bldg) 0													
															Appraised OB (L) Value (Bldg) 13,900													
															Appraised Land Value (Bldg) 84,200													
															Special Land Value 0													
															Total Appraised Parcel Value 250,400													
															Valuation Method: C													
															Adjustment: 0													
															Net Total Appraised Parcel Value					250,400								
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					
201301589		04/29/2013		91	INSULATION			1,000				0					06/04/2013				105	15	PERMIT VISIT					
137		05/24/2010		54	FENCE			7,500				0					11/23/2010				311	15	PERMIT VISIT					
80		05/01/1991		MN	Manual Note			11,000				0			POOL		04/11/2002				274	3	MEAS+INSPCTD					
80A		05/01/1991		MN	Manual Note			11,000				0			POOL I		03/22/2002				250	22	MAILER SENT					
141		05/01/1987		MN	Manual Note			3,000				0			AG POOL		04/18/1992				107	14	INSPECTED					
293		01/01/1986		MN	Manual Note			0				0			PORCH													
LAND LINE VALUATION SECTION																												
B #	Use Code	Use Description			Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value				
1	101	ONE FAM			RB				18,538 SF	4.37	1.0400	6	1.0000	1.00	NA	1.00			Spec Use	Spec Calc	1.00		4.54	84,200				
Total Card Land Units:										0.43	AC	Parcel Total Land Area:					0.43 AC	Total Land Value:										84,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	259		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	3		GAMBREL	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		81.60	
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost		192,732	
AC Type	01		NONE	AYB		1976	
Bedrooms	4			EYB		1993	
Full Baths	2			Dep Code		GD	
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	8			Dep %		21	
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		79	
Bsmt Garage				Apprais Val		152,300	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
11	POOL I-V	OB	Outbuilding	L	800	29.00	1991	A		AV	60	13,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	864		16.34	14,116	
CFL	CATHEDRAL CE	280	280		83.93	23,500	
FFL	1ST FLOOR	864	864		81.60	70,500	
GAR	GARAGE	0	576		32.58	18,767	
OPF	OPEN PORCH	0	56		8.74	490	
OSP	SCRN PORCH	0	156		12.03	1,877	
SFL	2ND FLOOR	778	778		81.60	63,482	
Ttl. Gross Liv/Lease Area:		1,922	3,574	2,362		192,732	

