

Property Location: 66 FRANCONIA CR
Vision ID: 3385

Account #3440

MAP ID:4/ 32/ 19/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/27/2014 23:30

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION														
STEARNS JOHN W JR STEARNS MARY ANN S 66 FRANCONIA CR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value								
											RESIDENTL.		101						140,500		140,500								
													RES LAND						101		83,600		83,600						
													RESIDENTL.						101		1,600		1,600						
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375183_2851008							Received Prior ID Owner Occ Final Area 1722 Current Ac. .38788 ASSOC PID#																						
RECORD OF OWNERSHIP											BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
STEARNS JOHN W JR GRAY GRAY			06946/ 0541 06697/ 0177 04249/ 0194		08/26/1988 12/01/1987 04/01/1976		U	I	187,500 50,000 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
												2014	B	135,900		2013	B	127,800		2012	B	135,200							
												2014	L	86,600		2013	L	86,600		2012	L	86,600							
												2014	O	2,000		2013	O	2,000		2012	O	2,000							
												Total:		224,500		Total:		216,400		Total:		223,800							
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)140,500 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)1,600 Appraised Land Value (Bldg)83,600 Special Land Value0 Total Appraised Parcel Value225,700 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value225,700														
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																													
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									
4		01/05/2011		MN	Manual Note		1,600			0			INSULATION AND FAN		03/15/2005			311	14	INSPECTED									
253		08/23/2004		7	REMODEL		19,281			0			OC 10/27/2004		12/15/2004			311	15	PERMIT VISIT									
198		09/01/1998		1	PORCH		1,550			0					04/30/2004			317	14	INSPECTED									
128		06/01/1993		MN	Manual Note		4,000			0			POOL A		04/06/2004			250	22	MAILER SENT									
90		05/01/1993		MN	Manual Note		2,080			0			REROOF		04/01/2004			311	2	MEASURED									
163		07/01/1990		MN	Manual Note		11,000			0			OFF +DECK																
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				16,896	SF	4.76	1.0400	6	1.0000	1.00	NA	1.00					1.00	4.95	83,600						
Total Card Land Units:									0.39	AC	Parcel Total Land Area:						0.39	AC	Total Land Value:						83,600				

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			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		84.48	
Interior Floor 2	6		CERAMIC TL				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost		177,820	
AC Type	03		FULL	AYB		1975	
Bedrooms	3			EYB		1993	
Full Baths	1			Dep Code		GD	
Half Baths	1			Remodel Rating			
Extra Fixtures	0			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		140,500	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				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
07	POOL A-C	OB	Outbuilding	L	26	69.00	1993	A		GD	70	1,300
22	WOOD DK			L	60	9.20	1993	A		AV	60	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	746		16.87	12,587
FFL	1ST FLOOR	974	974		84.48	82,279
GAR	GARAGE	0	484		33.86	16,388
OFP	OPEN PORCH	0	48		8.80	422
SFL	2ND FLOOR	748	748		84.48	63,187
WDK	WOOD DECK	0	252		11.73	2,957
Ttl. Gross Liv/Lease Area:		1,722	3,252	2,105		177,820

