

Property Location: 85 FRANCONIA CR
Vision ID: 3455

Account #3510

MAP ID:4/ 84/ 28/ /
Bldg #: 1 of 1
Sec #: 1 of 1
Card 1 of 1

Bldg Name:
State Use:101
Print Date:12/27/2014 23:48

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION								
CHABAN STEVEN C CHABAN LORRAINE M 85 FRANCONIA CR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value		
											RESIDENTL. RES LAND		101 101						133,400 83,500		133,400 83,500		
SUPPLEMENTAL DATA																							
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375050_2851395				Received Prior ID Owner Occ Final Area 1428 Current Ac. .38494 ASSOC PID#																
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
CHABAN STEVEN C MELLOR,THOMAS A TADDIA ROBERT E + CHERYL J,			17362/ 266 14086/ 544 04394/ 0105		06/23/2008 04/12/2004 03/10/1977		U	I	236,000 224,900 0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
												2014	B	126,400		2013	B	119,400		2012	B	125,500	
												2014	L	86,500		2013	L	86,500		2012	L	86,500	
												Total:		212,900		Total:		205,900		Total:		212,000	
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)133,400 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)83,500 Special Land Value0 Total Appraised Parcel Value216,900 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value216,900											
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			
315		10/07/2008		9	ALTERATION		10,000			0			SIDING, WINDOWS & D		08/07/2009			375	14	INSPECTED			
216		08/03/2004		11	POOL		1,900			0			ABV GRND		11/21/2008			317	15	PERMIT VISIT			
167		01/01/1983		MN	Manual Note		0			0			ADDITION		12/15/2004			311	15	PERMIT VISIT			
															04/02/2004			319	3	MEAS+INSPCTD			
															07/20/1992			131	14	INSPECTED			
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		
																Spec Use	Spec Calc						
1	101	ONE FAM	RB				16,768	SF	4.79	1.0400	6	1.0000	1.00	NA	1.00				1.00	4.98	83,500		
Total Card Land Units:								0.38	AC	Parcel Total Land Area:				0.38	AC	Total Land Value:						83,500	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			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				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	01		None				
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	1						
Total Rooms	6						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues	1						
FBM Quality							
Fireplaces	0						

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,404		17.37	24,384
FFL	1ST FLOOR	1,428	1,428		86.78	123,917
GAR	GARAGE	0	528		34.68	18,310
OFP	OPEN PORCH	0	24		7.23	174
Ttl. Gross Liv/Lease Area:		1,428	3,384	1,922		166,785

