

Property Location: 41 FRANCONIA CR
Vision ID: 3367

Account #3422

MAP ID:4/ 17/ 42/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:11/30/2015 13:52

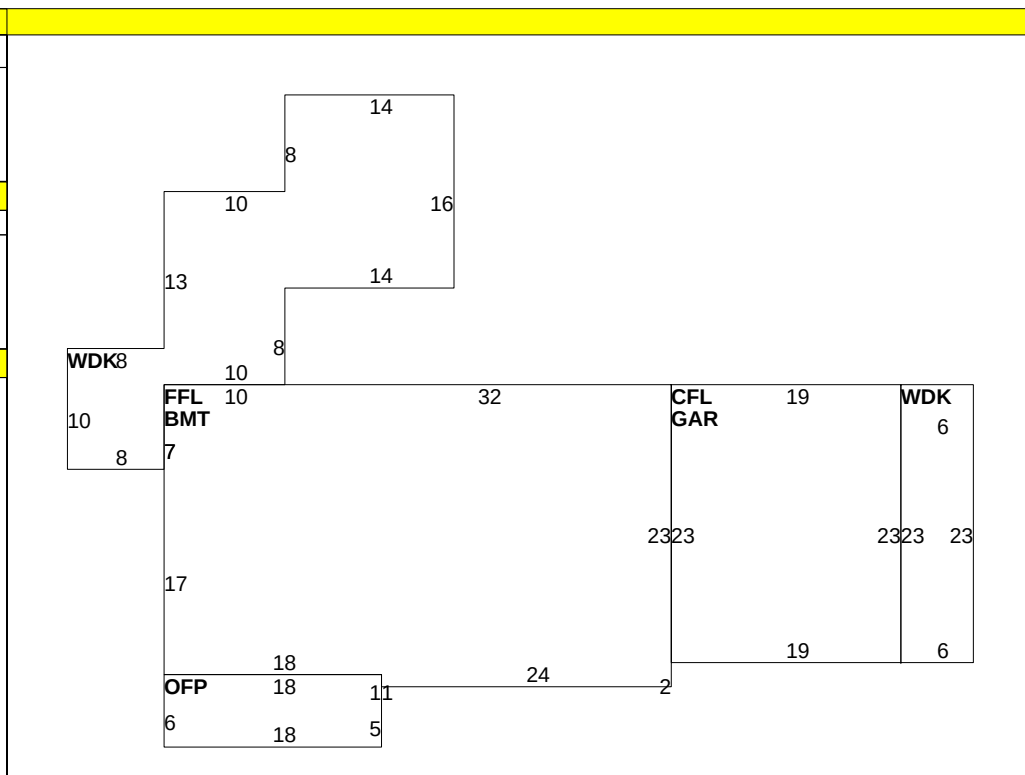
CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION							
GASTONE RICHARD D GASTONE MARY JANE 41 FRANCONIA CR EAST LONGMEADOW, MA 01028 Additional Owners:														Description		Code		Appraised Value		Assessed Value									
														RESIDENTL.		101		135,500		135,500									
														RES LAND		101		81,700		81,700									
														RESIDENTL.		101		800		800									
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375661_2851249						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																							
												Total								218,000		218,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
GASTONE RICHARD D GOODWIN THOMAS J + LOUISE A, GAGNER DAVID J + DEBRA A				15579/ 509 08655/ 0534 04441/ 0203		12/19/2005 12/01/1993 06/24/1977		U	I	246,000 126,000 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2015	101	135,500		2014	B	130,400		2013	B	123,400						
													2015	101	81,700		2014	L	84,700		2013	L	84,700						
													2015	101	800		2014	O	600		2013	O	600						
													Total:		218,000		Total:		215,700		Total:		208,700						
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														Appraised Bldg. Value (Card)135,500 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)800 Appraised Land Value (Bldg)81,700 Special Land Value0 Total Appraised Parcel Value218,000 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value218,000															
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							
133		06/01/1990		MN	Manual Note			5,500			0			POOL DECK		05/07/2004				318	14	INSPECTED							
222		01/01/1984		MN	Manual Note			0			0			ADD-LR		04/06/2004				250	22	MAILER SENT							
																04/01/2004				311	2	MEASURED							
																01/08/1991				107	15	PERMIT VISIT							
																07/30/1990				131	15	PERMIT VISIT							
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	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				24,026		3.44	1.0400	6	1.0000	0.95	NA	1.00	TOP1					1.00	3.40	81,700						
Total Card Land Units:									0.55	AC	Parcel Total Land Area:						0.55	AC	Total Land Value:						81,700				

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		NO
Grade	C		AVERAGE	FBM Sqft	310		
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	4		CARPET	Adj. Base Rate:		86.49	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		169,349	
AC Type	03		FULL	AYB		1977	
Bedrooms	3			EYB		1994	
Full Baths	1			Dep Code		GD	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	6			Dep %		20	
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		80	
Bsmt Garage	2			Apprais Val		135,500	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	0			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
02	SHED/FR			L	160	7.48	2003	A		GD	70	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,032		17.26	17,817
CFL	CATHEDRAL CE	437	437		89.06	38,921
FFL	1ST FLOOR	1,032	1,032		86.49	89,259
GAR	GARAGE	0	437		34.64	15,136
OPF	OPEN PORCH	0	108		8.81	951
WDK	WOOD DECK	0	602		12.07	7,265

Ttl. Gross Liv/Lease Area:		1,469	3,648	1,958		169,349
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