

Property Location: 85 FRANCONIA CR

MAP ID:4/ 84/ 28/ /

Bldg Name:

State Use:101

Vision ID: 3455

Account #3510

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2015 14:12

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.	101	133,400	133,400		
						RES LAND	101	83,500	83,500		
		SUPPLEMENTAL DATA				Total					216,900
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375050_2851395				Received Prior ID Owner Occ Final Area Current Ac. 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	06/23/2008	U	I	236,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
		14086/ 544	04/12/2004	U	I	224,900		2015	101	133,400	2014	B	126,400	2013	B	119,400	
		04394/ 0105	03/10/1977	U	I	0		2015	101	83,500	2014	L	86,500	2013	L	86,500	
								Total:		216,900	Total:		212,900	Total:		205,900	

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		
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		NO	
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	Adj. Base Rate:				86.78
Heat Fuel	2		GAS	Replace Cost				166,785
Heat Type	1		FORCED H/A					
AC Type	01		NONE	AYB				1977
Bedrooms	3			EYB				1994
Full Baths	2			Dep Code				GD
Half Baths	0			Remodel Rating				
Extra Fixtures	1			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				Apprais Val				133,400
Units	1			Dep % Ovr				0
WS Flues	1			Dep Ovr Comment				
FBM Quality				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

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

