

Property Location: 126 FRANCONIA CR

MAP ID:4/ 20/ 39/ /

Bldg Name:

State Use:101

Vision ID: 3371

Account #3426

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 13:51

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
COLLARO FRANCIS A COLLARO ELIZABETH F 126 FRANCONIA CR EAST LONGMEADOW, MA 01028 Additional Owners:				1 TYPCL								Description		Code						Appraised Value		Assessed Value	
												RESIDENTL. RES LAND		101 101						124,400 81,200		124,400 81,200	
SUPPLEMENTAL DATA										Total				205,600		205,600							
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375384_2851479						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																	

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
COLLARO FRANCIS A YAMASHITA MICHIIHIRO + PRZYBYLOW				09324/ 0001 06427/ 383 05650/ 0200		11/30/1995 03/26/1987 07/13/1984		U	I	128,000 105,900 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2016	101	123,200		2015	101	123,200		2014	B	117,300	
													2016	101	79,000		2015	101	79,000		2014	L	81,900	
													Total:		202,200		Total:		202,200		Total:		199,200	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)124,400 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)81,200 Special Land Value0 Total Appraised Parcel Value205,600 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value205,600						
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									
1991 ADDITION									

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	
201600978		03/29/2016		62	SOLAR		28,600			0					05/07/2004				318	14	INSPECTED	
201500389		03/09/2015		91	INSULATION		2,610			0					04/06/2004				250	22	MAILER SENT	
154		07/01/1991		MN	Manual Note		3,000			0			DECK		04/02/2004				311	2	MEASURED	
115		06/01/1991		MN	Manual Note		25,000			0			ADDITION		04/24/1992				131	14	INSPECTED	
26		02/01/1987		MN	Manual Note		500			0			WD STOVE		04/01/1992				107	22	MAILER SENT	

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				15,803	SF	5.06	1.0700	6	1.0000	0.95	NA	1.00	TOP1			1.00	5.14	81,200						
Total Card Land Units:								0.36	AC	Parcel Total Land Area:								0.36	AC	Total Land Value:								81,200

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	806									
Stories	1.00		1 STORY			Int vs Ext	S		SAME							
Foundation	1		CONCRETE			MIXED USE										
Exterior Wall 1	4		VINYL			Code	Description			Percentage						
Exterior Wall 2						101	ONE FAM			100						
Roof Structure	1		GABLE													
Roof Cover	1		ASPHALT SH													
Interior Wall 1	1		DRYWALL													
Interior Wall 2						COST/MARKET VALUATION										
Interior Floor 1	4		CARPET			Adj. Base Rate:			100.58							
Interior Floor 2	3		HARDWOOD													
Heat Fuel	3		ELECTRIC													
Heat Type	6		ELECTRC BB			Replace Cost			163,747							
AC Type	01		NONE			AYB			1978							
Bedrooms	3					EYB			1990							
Full Baths	2					Dep Code			AG							
Half Baths	0															
Extra Fixtures	0					Remodel Rating										
Total Rooms	6					Year Remodeled										
Bath Style	A		AVERAGE			Dep %			24							
Kitchen Style	A		AVERAGE			Functional Obslnc										
Kitchens	1					External Obslnc										
Extra Kitchens	0					Cost Trend Factor			1							
Frame	1		WOOD			Condition										
Basement Floor						% Complete										
Bsmt Garage						Overall % Cond			76							
Units	1					Apprais Val			124,400							
WS Flues	1					Dep % Ovr			0							
FBM Quality	3					Dep Ovr Comment										
Fireplaces	0					Misc Imp Ovr			0							
													Misc Imp Ovr Comment			
													Cost to Cure Ovr			
													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		1,008				20.16		20,318				
FFL	1ST FLOOR			1,192		1,192				100.58		119,893				
GAR	GARAGE			0		528				40.19		21,223				
OFP	OPEN PORCH			0		32				9.43		302				
WDK	WOOD DECK			0		140				14.37		2,012				
Ttl. Gross Liv/Lease Area:				1,192		2,900		1,628				163,747				

