

Property Location: 60 FRANCONIA CR
Vision ID: 3386

Account #3441

MAP ID:4/ 33/ 18/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 13:54

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION										
AMORE CLAUDIA F 60 FRANCONIA CR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value												
											RESIDENTL.		101		121,400		121,400												
													RES LAND		101		85,700					85,700							
													RESIDENTL.		101		800					800							
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375306_2851027							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)															
SOWERS ANTHONY J AMORE CLAUDIA F WYSOCKI CLAUDIA F TRUDEAU,MATTHEW C HOUSEHOLD FINANCE,CORPORATION II GIRARD MICHAEL J + DIANE S,				21119/ 365 20608/ 37 17280/ 592 12638/ 247 12329/ 21 10041/ 0204			03/31/2016 02/26/2015 05/05/2008 10/09/2002 04/26/2002 10/24/1997		Q	I	245,000		001F	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
														2016	101	109,300		2015	101	109,300		2014	B	107,500					
														2016	101	83,300		2015	101	83,300		2014	L	86,300					
														2016	101	800		2015	101	800		2014	O	1,000					
														Total:		193,400		Total:		193,400		Total:		194,800					
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)121,400 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)800 Appraised Land Value (Bldg)85,700 Special Land Value0 Total Appraised Parcel Value207,900 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value207,900														
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																													
MLS 70585112 ON 12TH GREEN/FRANCONIA																													
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						
201601877		06/06/2016		91	INSULATION			3,200		0								04/15/2016				317	3	MEAS+INSPCTD					
201303042		11/15/2013		12	REROOF			10,560		04/28/2014		100	04/28/2014				04/28/2014				105	15	PERMIT VISIT						
																	09/02/2010				316	2	MEASURED						
																	07/21/1998				232	3	MEAS+INSPCTD						
																	04/13/1992				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				16,056	SF	4.99	1.0700	6	1.0000	1.00	NA	1.00			Spec Use	Spec Calc	1.00	5.34	85,700					
Total Card Land Units:										0.37	AC	Parcel Total Land Area:					0.37	AC	Total Land Value:										85,700

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	650		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	1		WOOD SHING	101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			120.44
Interior Floor 2							
Heat Fuel	3		ELECTRIC				
Heat Type	6		ELECTRC BB				
AC Type	03		FULL	Replace Cost	153,678		
Bedrooms	3			AYB	1975		
Full Baths	2			EYB	1993		
Half Baths	0			Dep Code	GD		
Extra Fixtures	2			Remodel Rating			
Total Rooms	5			Year Remodeled			
Bath Style	A		AVERAGE	Dep %	21		
Kitchen Style	A		AVERAGE	Functional Obslnc			
Kitchens	1			External Obslnc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12		CONCRETE	% Complete			
Bsmt Garage				Overall % Cond	79		
Units	1			Apprais Val	121,400		
WS Flues				Dep % Ovr	0		
FBM Quality	4			Dep Ovr Comment			
Fireplaces	1			Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	960		24.09	23,124	
FFL	1ST FLOOR	960	960		120.44	115,620	
GAR	GARAGE	0	276		48.00	13,248	
PAT	PATIO	0	288		5.85	1,686	
Ttl. Gross Liv/Lease Area:		960	2,484	1,276		153,678	

