

Property Location: 50 FRANCONIA CR

Account #3443

MAP ID:4/ 35/ 16/ /

Bldg Name:

State Use:101

Vision ID: 3388

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 13:55

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																	
CAVANAUGH ARTHUR B CAVANAUGH TERESA D 50 FRANCONIA CR EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code						Appraised Value		Assessed Value											
													RESIDENTL.		101						110,000		110,000											
													RES LAND		101						85,400		85,400											
													RESIDENTL.		101		100		100															
SUPPLEMENTAL DATA																																		
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375519_2851049					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																													
										Total				195,500				195,500																
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																				
CAVANAUGH ARTHUR B					04193/ 0220		10/24/1975		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value										
														2016	101	108,900		2015	101	108,900		2014	B	108,300										
														2016	101	83,000		2015	101	83,000		2014	L	86,000										
														2016	101	100		2015	101	100		2014	O	200										
														Total:		192,000		Total:		192,000		Total:		194,500										
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) 110,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 100 Appraised Land Value (Bldg) 85,400 Special Land Value 0 Total Appraised Parcel Value 195,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 195,500																					
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												
147		07/01/1990		MN	Manual Note			1,200			0			WINDOW		04/01/2004				311	3	MEAS+INSPCTD												
130		06/01/1990		MN	Manual Note			1,000			0			ROOF		01/08/1991				107	15	PERMIT VISIT												
																08/22/1990				131	15	PERMIT VISIT												
																04/24/1980				500	3	MEAS+INSPCTD												
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				15,169	SF	5.26	1.0700	6	1.0000	1.00	NA	1.00			Spec Use	Spec Calc	1.00		5.63	85,400									
Total Card Land Units:										0.35	AC	Parcel Total Land Area:										0.35	AC	Total Land Value:										85,400

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	532		
Stories	1.00		1 Story	Int vs Ext	S		
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	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			96.45
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			157,213
Heat Type	3		FORCED H/W	AYB			1975
AC Type	01		NONE	EYB			1984
Bedrooms	3			Dep Code			AV
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %			30
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			70
Basement Floor	12			Apprais Val			110,000
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			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
22	WOOD DK			L	24	9.20	1985	A		FR	50	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,063		19.33	20,544
EFP	ENCL PORCH	0	241		28.81	6,944
FFL	1ST FLOOR	1,183	1,183		96.45	114,100
GAR	GARAGE	0	400		38.58	15,432
OFF	OPEN PORCH	0	21		9.19	193
Ttl. Gross Liv/Lease Area:		1,183	2,908	1,630		157,213

