

Property Location: 104 FRANCONIA CR

Account #3430

MAP ID: 4/ 24/ 35/ /

Bldg Name:

State Use: 101

Vision ID: 3375

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 16:40

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION																				
GROHE WILLIAM E II GROHE MODJGAN R 104 FRANCONIA CR EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code						Appraised Value		Assessed Value														
													RESIDENTL.		101						185,600		185,600														
													RES LAND		101						89,600		89,600														
													RESIDENTL.		101						100		100														
SUPPLEMENTAL DATA																																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374926 2851771										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																											
Total										275,300										275,300																	
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																						
GROHE WILLIAM E II LUCHINI RICHARD A +KATHLEEN A, COX WAYNE L + THERESE A					13389/ 53 07147/ 0011 04220/ 0170			07/18/2003 04/21/1989 01/05/1976		U	1	258,000 186,000 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value												
															2017	101	186,100		2016	101	184,200		2015	101	184,200												
															2017	101	87,500		2016	101	85,000		2015	101	85,000												
															2017	101	100		2016	101	100		2015	101	100												
															Total:		273,700		Total:		269,300		Total:		269,300												
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 185,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 100 Appraised Land Value (Bldg) 89,600 Special Land Value 0 Total Appraised Parcel Value 275,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 275,300																						
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													
276		08/27/2010		MN	Manual Note			1,400				0			INSULATION			11/23/2010				311	15	PERMIT VISIT													
333		01/01/1986		MN	Manual Note			12,800				0			GAR+BZWAY			06/30/2004				328	16	FIELDREV CHG													
																		04/02/2004				311	3	MEAS+INSPCTD													
																		04/20/1992				131	3	MEAS+INSPCTD													
																		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				21,291 SF		4.05	1.0400	6	1.0000	1.00	NA	1.00				Spec Use		Spec Calc		1.00	4.21	89,600										
Total Card Land Units:										0.49	AC	Parcel Total Land Area:					0.49 AC										Total Land Value:										89,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft	221			
Stories	2.00		2 STORY	Int vs Ext	S		SAME	
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2	5		ASBESTOS	101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				Adj. Base Rate:				94.29
Interior Floor 1	3		HARDWOOD	REPLACE COST AYB EYB DEP CODE REMODEL RATING YEAR REMODELED DEP % FUNCTIONAL OBSLNC EXTERNAL OBSLNC COST TREND FACTOR CONDITION % COMPLETE OVERALL % COND APPRAIS VAL DEP % OVR DEP OVR COMMENT MISC IMP OVR MISC IMP OVR COMMENT COST TO CURE OVR COST TO CURE OVR COMMENT				247,429
Interior Floor 2	4		CARPET					1975
Heat Fuel	1		OIL					1992
Heat Type	1		FORCED H/A					GD
AC Type	03		FULL					
Bedrooms	4							
Full Baths	2							
Half Baths	1							
Extra Fixtures	0							25
Total Rooms	8							
Bath Style	V		VERY GOOD					
Kitchen Style	E		EXCELLENT					1
Kitchens	1							
Extra Kitchens	0							75
Frame	1		WOOD					185,600
Basement Floor	12		CONCRETE					0
Bsmt Garage								
Units	1							0
WS Flues								
FBM Quality	3							0
Fireplaces	1							

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
01	SHED/MTL			L	24	5.18	2003	A		GD	70	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	850		18.86	16,030	
FFL	1ST FLOOR	1,066	1,066		94.29	100,518	
GAR	GARAGE	0	576		37.65	21,688	
OFP	OPEN PORCH	0	48		9.82	471	
SFL	2ND FLOOR	884	884		94.29	83,356	
STG	STORAGE	0	576		37.65	21,688	
WDK	WOOD DECK	0	280		13.13	3,677	
Ttl. Gross Liv/Lease Area:		1,950	4,280	2,624		247,429	

