

Property Location: 94 FRANCONIA CR

Account #3432

MAP ID: 4/ 26/ 25/ /

Bldg Name:

State Use: 101

Vision ID: 3377

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															
HARPER RICHARD P HARPER DEBORAH L 94 FRANCONIA CR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code	Appraised Value					Assessed Value											
													RESIDENTL.		101	158,000					158,000											
													RES LAND		101	88,800					88,800											
													RESIDENTL.		101	13,900					13,900											
SUPPLEMENTAL DATA												Total		260,700	260,700																	
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
HARPER RICHARD P					05864/ 0504		07/31/1985		U	I	97,500			Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value										
														2017	101	154,000	2016	101	152,300	2015	101	152,300										
														2017	101	86,800	2016	101	84,200	2015	101	84,200										
														2017	101	13,900	2016	101	13,900	2015	101	13,900										
														Total:		254,700	Total:		250,400	Total:		250,400										
EXEMPTIONS					OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 158,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 13,900 Appraised Land Value (Bldg) 88,800 Special Land Value 0 Total Appraised Parcel Value 260,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 260,700																			
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								
201301589		04/29/2013		91	INSULATION			1,000				0			POOL POOL I AG POOL PORCH			06/04/2013				105	15	PERMIT VISIT								
137		05/24/2010		54	FENCE			7,500				0						11/23/2010				311	15	PERMIT VISIT								
80		05/01/1991		MN	Manual Note			11,000				0						04/11/2002				274	3	MEAS+INSPCTD								
80A		05/01/1991		MN	Manual Note			11,000				0						03/22/2002				250	22	MAILER SENT								
141		05/01/1987		MN	Manual Note			3,000				0						04/18/1992				107	14	INSPECTED								
293		01/01/1986		MN	Manual Note			0				0																				
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				18,538 SF		4.61	1.0400	6	1.0000	1.00	NA	1.00				Spec Use		Spec Calc		1.00	4.79	88,800					
Total Card Land Units:										0.43	AC	Parcel Total Land Area:					0.43 AC					Total Land Value:										88,800

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	259		
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	3		GAMBREL	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:		88.01	
Heat Fuel	1		OIL	Replace Cost		207,872	
Heat Type	1		FORCED H/A			1976	
AC Type	01		NONE			1993	
Bedrooms	4					GD	
Full Baths	2						
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	8			Dep %		24	
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		76	
Bsmt Garage				Apprais Val		158,000	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	1			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
11	POOL I-V	OB	Outbuilding	L	800	29.00	1991	A		AV	60	13,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	864		17.62	15,225	
CFL	CATHEDRAL CE	280	280		90.52	25,346	
FFL	1ST FLOOR	864	864		88.01	76,038	
GAR	GARAGE	0	576		35.14	20,242	
OFP	OPEN PORCH	0	56		9.43	528	
OSP	SCRN PORCH	0	156		12.98	2,024	
SFL	2ND FLOOR	778	778		88.01	68,469	
Ttl. Gross Liv/Lease Area:		1,922	3,574	2,362		207,872	

