

Property Location: 84 FRANCONIA CR

Account #3435

MAP ID: 4/ 28/ 23/ /

Bldg Name:

State Use: 101

Vision ID: 3380

Print Date: 12/15/2017 16:41

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION							
WITOWSKI THOMAS T WITOWSKI WINONA M 84 FRANCONIA CR EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code						Appraised Value		Assessed Value	
													RESIDENTL.		101						141,800		141,800	
													RES LAND		101						87,600		87,600	
													RESIDENTL.		101						400		400	
SUPPLEMENTAL DATA																								
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374864_2851319								Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																
Total												229,800				229,800								

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																	
WITOWSKI THOMAS T GRAY				06688/ 450 04210/ 0010		11/19/1987 12/05/1975		U U		1 1		160,000 0		V.C.		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value	
																2017		101		140,300		2016		101		138,800		2015		101		138,800	
																2017		101		85,400		2016		101		83,100		2015		101		83,100	
																2017		101		400		2016		101		400		2015		101		400	
																Total:				226,100		Total:				222,300		Total:				222,300	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)141,800 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)400 Appraised Land Value (Bldg)87,600 Special Land Value0 Total Appraised Parcel Value229,800 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value229,800													
Year		Type		Description		Amount						Code		Description		Number		Amount		Comm. Int.	
Total:																					

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	
201601876		06/06/2016		12		REROOF		7,700		03/16/2017		100		03/16/2017		NVC		03/16/2017						317		15		PERMIT VISIT	
4		01/01/1984		MN		Manual Note		0				0				WOOD STOVE		04/01/2004						311		3		MEAS+INSPCTD	
45		01/01/1983		MN		Manual Note		0				0				ADDITION		08/22/1990						131		3		MEAS+INSPCTD	
																		01/04/1984						500		15		PERMIT VISIT	

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			
																																Spec Use		Spec Calc									
1		101		ONE FAM		RB								15,360		SF		5.48		1.0400		6		1.0000		1.00		NA		1.00								1.00		5.70		87,600	

Total Card Land Units:												0.35		AC		Parcel Total Land Area:												0.35		AC		Total Land Value:												87,600	
------------------------	--	--	--	--	--	--	--	--	--	--	--	------	--	----	--	-------------------------	--	--	--	--	--	--	--	--	--	--	--	------	--	----	--	-------------------	--	--	--	--	--	--	--	--	--	--	--	--------	--

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	586		
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	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		96.10	
Interior Floor 2	4		CARPET				
Heat Fuel	3		ELECTRIC				
Heat Type	6		ELECTRC BB				
AC Type	01		NONE				
Bedrooms	3			Replace Cost	189,031		
Full Baths	2			AYB	1975		
Half Baths	0			EYB	1992		
Extra Fixtures	0			Dep Code	GD		
Total Rooms	6			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	A		AVERAGE	Dep %	25		
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor	1		
Basement Floor	12		CONCRETE	Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond	75		
WS Flues	3			Apprais Val	141,800		
FBM Quality	1			Dep % Ovr	0		
Fireplaces	0			Dep Ovr Comment			
				Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	80	7.48	1977	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	1,464		19.23	28,158						
FFL	1ST FLOOR	1,488	1,488		96.10	142,999						
GAR	GARAGE	0	322		38.50	12,397						
WDK	WOOD DECK	0	406		13.49	5,478						
Ttl. Gross Liv/Lease Area:		1,488	3,680	1,967		189,031						

