

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: 12/15/2017 16:42

CURRENT OWNER

SOWERS ANTHONY J

60 FRANCONIA CR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

210,400

Appraised Value

121,800

87,800

800

210,400

Assessed Value

121,800

87,800

800

210,400

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

SOWERS ANTHONY J

AMORE CLAUDIA F

WYSOCKI CLAUDIA F

TRUDEAU,MATTHEW C

HOUSEHOLD FINANCE,CORPORATION II

GIRARD MICHAEL J + DIANE S,

BK-VOL/PAGE

21119/ 365

20608/ 37

17280/ 592

12638/ 247

12329/ 21

10041/ 0204

SALE DATE

03/31/2016

02/26/2015

05/05/2008

10/09/2002

04/26/2002

10/24/1997

q/u

Q

U

U

U

U

v/i

1

1

1

1

1

SALE PRICE

245,000

1

247,500

166,700

175,541

110,000

V.C.

00

1F

S

L

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

121,400

85,700

800

207,900

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

109,300

83,300

800

193,400

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

109,300

83,300

800

193,400

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

121,800

0

800

87,800

0

210,400

C

0

210,400

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NA

NOTES

MLS 70585112 ON 12TH GREEN/FRANCONIA

BUILDING PERMIT RECORD

Permit ID

201601877

201303042

Issue Date

06/06/2016

11/15/2013

Type

91

12

Description

INSULATION

REROOF

Amount

3,200

10,560

Insp. Date

04/28/2014

% Comp.

0

100

Date Comp.

04/28/2014

Comments

VISIT/CHANGE HISTORY

Date

04/15/2016

04/28/2014

09/02/2010

07/21/1998

04/13/1992

Type

IS

ID

317

105

316

232

131

Cd.

3

15

2

3

14

Purpose/Result

MEAS+INSPCTD

PERMIT VISIT

MEASURED

MEAS+INSPCTD

INSPECTED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RB

D

Front

Depth

Units

16,056

SF

Unit Price

5.26

I. Factor

1.0400

S.A.

6

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

NA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

5.47

Land Value

87,800

Total Card Land Units:

0.37

AC

Parcel Total Land Area:

0.37

AC

Total Land Value:

87,800

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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		127.31	
Interior Floor 2							
Heat Fuel	3		ELECTRIC	Replace Cost		162,444	
Heat Type	6		ELECTRC BB	AYB		1975	
AC Type	03		FULL	EYB		1992	
Bedrooms	3			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	2			Dep %		25	
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		75	
Basement Floor	12		CONCRETE	Apprais Val		121,800	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	4			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
02	SHED/FR			L	160	7.48	2008	A		GD	70	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	960		25.46	24,443	
FFL	1ST FLOOR	960	960		127.31	122,215	
GAR	GARAGE	0	276		50.74	14,004	
PAT	PATIO	0	288		6.19	1,782	
Ttl. Gross Liv/Lease Area:		960	2,484	1,276		162,444	

