

Property Location: 54 FRANCONIA CR
Vision ID: 3387

Account #3442

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/15/2017 16:43

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 54ST LONGMEADOW, MA 01028 VISION	
LY ESA			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
54 FRANCONIA CR						RESIDENTL.	101	164,300	164,300		
EAST LONGMEADOW, MA 01028						RES LAND	101	87,700	87,700		
Additional Owners:											
SUPPLEMENTAL DATA						Total				252,000	252,000
Other ID:			Received								
SP Permit			Field 7								
Chapter Land			Field 8								
OC Dates			Field 9								
In+Ex FY			Field 10								
Mailed											
GIS ID: F_375416_2851041			ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
LY ESA		21426/ 523	10/31/2016	Q	1	309,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
LABARRE JOSHUA G		19491/ 312	10/11/2012	U	1	1	1A	2017	101	161,900	2016	101	156,300	2015	101	156,300
FALVO DANIELA R.		18246/ 263	04/06/2010	U	1	248,500		2017	101	85,600	2016	101	83,300	2015	101	83,300
CAVANAUGH BERNARD M,		04905/ 0387	02/15/1980	U	1	0		Total:		247,500	Total:		239,600	Total:		239,600

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

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	
201500336	02/17/2015	20	WOOD STOVE	4,500	04/17/2015	0	04/17/2015	FIRE PLACE INSERT, N	12/29/2016			317	3	MEAS+INSPCTD	
									04/17/2015			317	15	PERMIT VISIT	
									05/10/2013			105	15	PERMIT VISIT	
									02/25/2011			317	16	FIELDREV CHG	
									06/24/2004			317	14	INSPECTED	

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				15,888	SF	5.31	1.0400	6	1.0000	1.00	NA	1.00		Spec Use	Spec Calc	1.00	5.52	87,700

Total Card Land Units:			0.36	AC	Parcel Total Land Area:			0.36	AC	Total Land Value:			87,700
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	Y		
Grade	C		AVERAGE	FBM Sqft	518		
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				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	15		LAMINATE	Adj. Base Rate:		94.81	
Heat Fuel	2		GAS	Replace Cost		216,174	
Heat Type	1		FORCED H/A	AYB		1977	
AC Type	03		FULL	EYB		1993	
Bedrooms	4			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		24	
Total Rooms	7			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		76	
Basement Floor	12		CONCRETE	Apprais Val		164,300	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality	3			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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		18.98	16,403
EFP	ENCL PORCH	0	264		28.37	7,490
FFL	1ST FLOOR	1,008	1,008		94.81	95,572
GAR	GARAGE	0	506		37.85	19,152
OFF	OPEN PORCH	0	60		9.48	569
PAT	PATIO	0	144		4.61	664
SFL	2ND FLOOR	778	778		94.81	73,765
WDK	WOOD DECK	0	192		13.33	2,560

Ttl. Gross Liv/Lease Area:		1,786	3,816	2,280		216,174
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