

Property Location: 9 FRANCONIA CREAST
Vision ID: 3445

Account #3500

MAP ID: 4/ 76/ 50/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 16:57

DAVIS ROBERT E

DAVIS PATRICIA E

9 FRANCONIA CR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

1

TYPCL

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

96,900

96,900

RES LAND

101

88,600

88,600

Total

185,500

185,500

1006

45T LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

DAVIS ROBERT E

04169/ 0369

08/26/1975

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

99,400

2016

101

98,300

2015

101

98,300

2017

101

86,200

2016

101

83,900

2015

101

83,900

Total:

185,600

Total:

182,200

Total:

182,200

EXEMPTIONS

OTHER ASSESSMENTS

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

96,900

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

88,600

Special Land Value

0

Total Appraised Parcel Value

185,500

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

185,500

BUILDING PERMIT RECORD

VISIT/CHANGE HISTORY

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201502738

10/13/2015

62

SOLAR

41,600

04/22/2016

100

04/22/2016

292

09/22/2004

17

DECK

2,400

0

12' X 16' DECK OC 10/5

186

07/01/2002

34

FIREPLACE

5,450

0

REBUILD FRPLCE; OC

Date

Type

IS

ID

Cd.

Purpose/Result

04/22/2016

317

15

PERMIT VISIT

12/15/2004

311

15

PERMIT VISIT

05/25/2004

319

14

INSPECTED

04/06/2004

319

22

MAILER SENT

04/02/2004

319

2

MEASURED

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RB

17,962

SF

4.74

1.0400

6

1.0000

1.00

NA

1.00

1.00

1.00

4.93

88,600

Total Card Land Units:

0.41

AC

Parcel Total Land Area:

0.41

AC

Total Land Value:

88,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	19		RANCH	#Heat Sys	1		NO		
Model	01		RESIDENTIAL	Central Vac	0				
Grade	C		AVERAGE	FBM Sqft					
Stories	1.00		1 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	1		GABLE						
Roof Cover	1		ASPHALT SH						
Interior Wall 1	1		DRYWALL						
Interior Wall 2									
Interior Floor 1	3		HARDWOOD						
Interior Floor 2				COST/MARKET VALUATION					
Heat Fuel	2		GAS	Adj. Base Rate:					104.69
Heat Type	6		ELECTRC BB	Replace Cost					151,482
AC Type	03		FULL	AYB					1975
Bedrooms	3			EYB					1981
Full Baths	1			Dep Code					AV
Half Baths	0			Remodel Rating					
Extra Fixtures	0			Year Remodeled					
Total Rooms	5		Dep %					36	
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					64	
Bsmt Garage			Apprais Val					96,900	
Units	1		Dep % Ovr					0	
WS Flues			Dep Ovr Comment						
FBM Quality			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
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1981		1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,008		20.98	21,147	
FFL	1ST FLOOR	1,032	1,032		104.69	108,037	
GAR	GARAGE	0	440		41.87	18,425	
OFP	OPEN PORCH	0	96		10.90	1,047	
WDK	WOOD DECK	0	192		14.72	2,827	
Ttl. Gross Liv/Lease Area:		1,032	2,768	1,447		151,482	

