

Property Location: 65 FRANCONIA CR										MAP ID: 4/ 86/ 30/ /										Bldg Name:										State Use: 101																													
Vision ID: 3457										Account #3512										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 12/15/2017 17:00									
CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT										1006 45T LONGMEADOW, MA <																							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	2		
Model	01		RESIDENTIAL	Central Vac	1		
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1						
Exterior Wall 1	2		CLAPBOARD				
Exterior Wall 2	1		WOOD SHING				
Roof Structure	3		GAMBREL				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	4						
Full Baths	2						
Half Baths	0						
Extra Fixtures	1						
Total Rooms	8						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	2						

CONSTRUCTION DETAIL (CONTINUED)

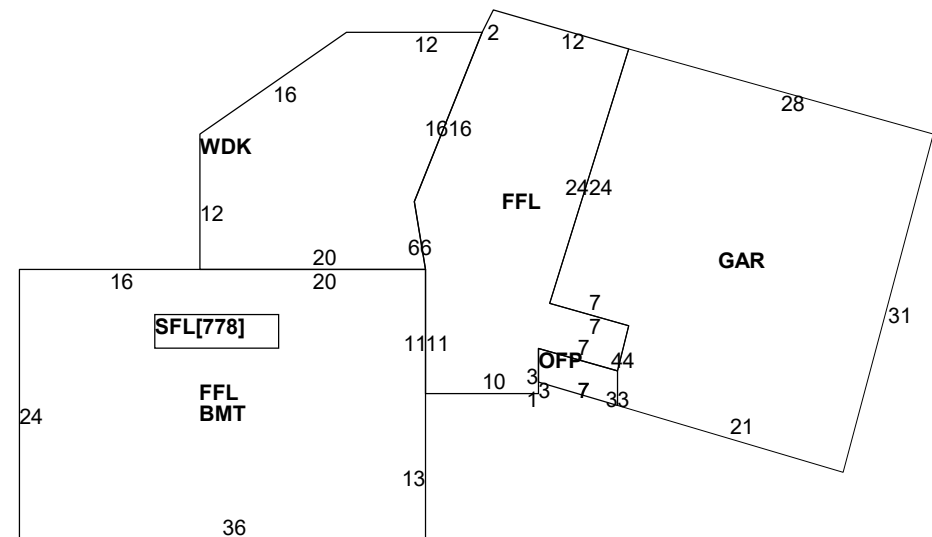
Code	Description	Percentage
101	ONE FAM	100

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	86.68
Replace Cost	229,256
AYB	1975
EYB	1992
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	75
Apprais Val	171,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
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
07	POOL A-C	OB	Outbuilding	L	18	69.00	2012	A		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		17.36	14,995
FFL	1ST FLOOR	1,306	1,306		86.68	113,198
GAR	GARAGE	0	829		34.71	28,776
OFF	OPEN PORCH	0	21		8.25	173
SFL	2ND FLOOR	778	778		86.68	67,433
WDK	WOOD DECK	0	388		12.06	4,680

Ttl. Gross Liv/Lease Area:		2,084	4,186	2,645		229,256
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