

Property Location: 90 FRANCONIA CR										MAP ID: 4/ 27/ 24/ /										Bldg Name:										State Use: 101																													
Vision ID: 3378										Account #3433										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 12/07/2018 11:26									
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	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	528		
Stories	1.00		1 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	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		104.71	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		186,903	
Heat Type	1		FORCED H/A	AYB		1975	
AC Type	01		NONE	EYB		1992	
Bedrooms	3			Dep Code		GD	
Full Baths	1			Remodel Rating		03	
Half Baths	0			Year Remodeled		2017	
Extra Fixtures	0			Dep %		26	
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		74	
Basement Floor				Apprais Val		138,300	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	2			Misc Imp Ovr Comment			
Fireplaces	0			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,056		20.92	22,093	
FFL	1ST FLOOR	1,320	1,320		104.71	138,214	
GAR	GARAGE	0	552		41.92	23,140	
OFP	OPEN PORCH	0	60		10.47	628	
WDK	WOOD DECK	0	192		14.72	2,827	
Ttl. Gross Liv/Lease Area:		1,320	3,180	1,785		186,903	

