Property Location: 85 FRANCONIA CR | **MAP ID:** 4/ 84/ 28/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 3455 | **Account #** 3510 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/07/2018 11:44

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CHABAN STEVEN C CHABAN LORRAINE M 85 FRANCONIA CR EAST LONGMEADOW, MA 01028 Additional Owners:		1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_375050_2851395	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	149,000	149,000
RES LAND	101	88,000	88,000
RESIDNTL.	101	500	500
		Total	237,500	237,500

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CHABAN STEVEN C	17362/ 266	06/23/2008	U	I	236,000	
MELLOR,THOMAS A	14086/ 544	04/12/2004	U	I	224,900	
TADDIA ROBERT E + CHERYL J,	04394/ 0105	03/10/1977	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	101	136,700	2017	101	134,900	2016	101	133,400
2018	101	88,000	2017	101	86,000	2016	101	83,500
	Total:	224,700		*Total:*	220,900		*Total:*	216,900

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	149,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	500
Appraised Land Value (Bldg)	88,000
Special Land Value	0
Total Appraised Parcel Value	237,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	237,500

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	NA

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
315	10/07/2008	9	ALTERATION	10,000		0		SIDING, WINDOWS & I
216	08/03/2004	11	POOL	1,900		0		ABV GRND
167	01/01/1983	MN	Manual Note	0		0		ADDITION

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/23/2018			333	2	MEASURED
08/07/2009			375	14	INSPECTED
11/21/2008			317	15	PERMIT VISIT
12/15/2004			311	15	PERMIT VISIT
04/02/2004			319	3	MEAS+INSPCTD

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	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RB				16,768	SF	5.05	1.0400	6	1.0000	1.00	NA	1.00				1.00	5.25	88,000

Total Card Land Units: 0.38 AC | Parcel Total Land Area: 0.38 AC | Total Land Value: 88,000

Property Location: 85 FRANCONIA CR **MAP ID:** 4/ 84/ 28/ / **Bldg Name:** **State Use:** 101

Vision ID: 3455 **Account #**3510 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/07/2018 11:44

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	19		RANCH
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 STORY
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2			
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	4		CARPET
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	01		NONE
Bedrooms	3		
Full Baths	2		
Half Baths	0		
Extra Fixtures	1		
Total Rooms	6		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues	1		
FBM Quality			
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

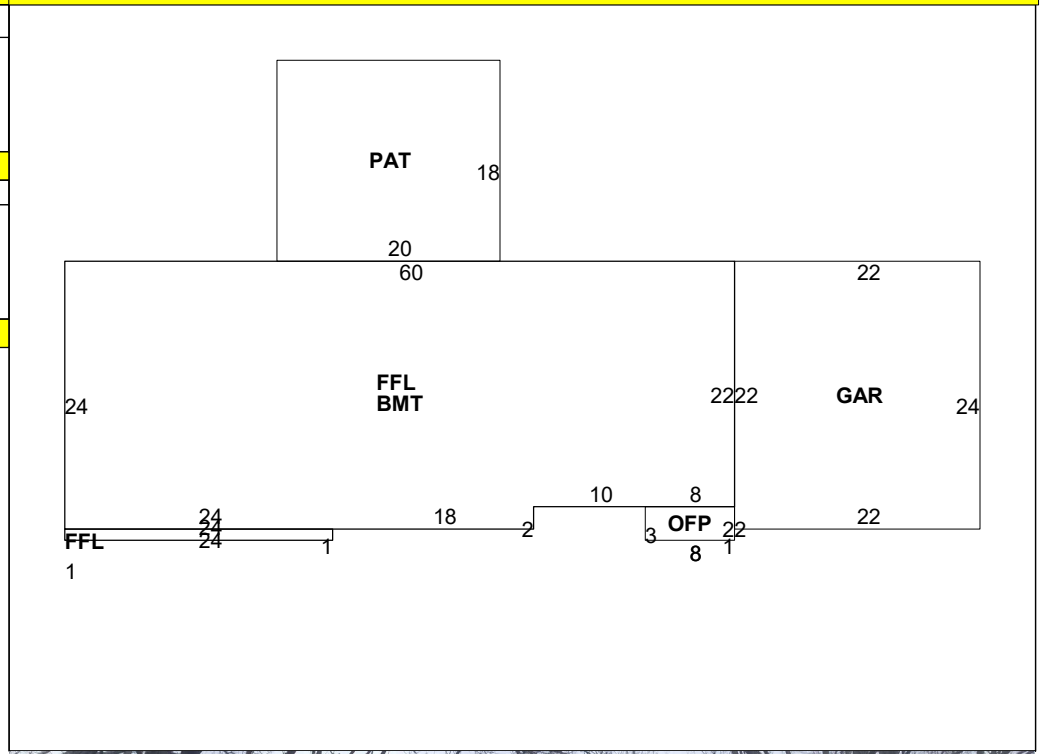
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	101.06
Replace Cost	196,059
AYB	1977
EYB	1994
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	24
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	76
Apprais Val	149,000
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
02	SHED/FR			L	120	7.48	2011	A		AV	60	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,404		20.23	28,398
FFL	1ST FLOOR	1,428	1,428		101.06	144,316
GAR	GARAGE	0	528		40.39	21,324
OFP	OPEN PORCH	0	24		8.42	202
PAT	PATIO	0	360		5.05	1,819
	Ttl. Gross Liv/Lease Area:	1,428	3,744	1,940		196,059