

Property Location

27 FRANKWYN ST

Map ID

25/ 170/ 23/ /

Bldg Name

State Use

101

Vision ID

1561

Account #

1596

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:42:30

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LABIENIEC JOHN B LABIENIEC NOEL DIANA M 27 FRANKWYN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	139400	139,400												
						RES LAND	101	85300	85,300												
						RESIDNTL.	101	6100	6,100												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_380588_2852501						Total				230,800	230,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LABIENIEC JOHN B CANHAM DAVID A + LOUISE M, BUDD HOPEWELL H III		11478	0347	01-19-2001	U	I	169,000	1	Year	Code	Assessed	Year	Code	Assessed							
		08151	0171	08-27-1992	U	I	140,000	1	2019	101	135,600	2018	101	125,600							
		05247	0109	04-28-1982	U	I	0		101	82,800		101	80,900								
								101	6,100		101	6,100									
		Total						Total		224500	Total		214500	Total	210200						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 139,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,100 Appraised Land Value (Bldg) 85,300 Special Land Value 0 Total Appraised Parcel Value 230,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 230,800												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
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							
									10-31-2014			317	2	MEASURED							
									03-24-2004			250	22	MAILER SENT							
									11-01-2003			274	2	MEASURED							
									08-13-1992			131	2	MEASURED							
									06-17-1992			107	22	MAILER SENT							
									01-30-1981			500	3	MEAS+INSPCTD							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RC				11,325 SF	7.53	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.53	85,300
Total Card Land Units							0.260	AC	Parcel Total Land Area:				0.2600	Total Land Value							85,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.5		Units	1	
Foundation	2		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	94.39	
Interior Floor 2	4	CARPET	RCN	199,084	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1929	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	139,400	
FBM Sqft	507		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	400	28.18	1953	50	0.00	FR	A	1.00	5,600
02	SHED/FR			L	140	7.48	1956	50	0.00	FR	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	724		22.40	16,218	
FFL	1ST FLOOR	810	810		111.84	90,594	
OFP	OPEN PORCH	0	140		11.18	1,566	
SFL	2ND FLOOR	676	676		111.84	75,607	
UAT	UNFIN ATTC	0	676		22.34	15,099	
Ttl Gross Liv / Lease Area		1,486	3,026	1,780		199,084	

