

Property Location

138 FRANCONIA CR

Map ID

4/ 18/ 41/ /

Bldg Name

State Use

101

Vision ID

3368

Account #

3423

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:13:25

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
BACH KATHLEEN A 138 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_375495_2851293		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	130500	130,500										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	87800	87,800										
										RESIDNTL.	101	300	300										
		SUPPLEMENTAL DATA								Total				218,600		218,600							
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
BACH KATHLEEN A		04775 0089		06-01-1979		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2019	101	126,800	2018	101	119,000	2017	101	120,100	
														101	85,300	101	85,300	101	83,100				
														101	300	101	300						
												Total		212400		Total		204600		Total		203500	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int											
		Total		0.00																			
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								130,500					
0001						101		NA		Appraised Xf (B) Value (Bldg)								0					
										Appraised Ob (B) Value (Bldg)								300					
										Appraised Land Value (Bldg)								87,800					
										Special Land Value								0					
										Total Appraised Parcel Value								218,600					
										Valuation Method								C					
										Adjustment													
										Net Total Appraised Parcel Value								218,600					
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									
201603026	01-03-2017	62	SOLAR	7,722	05-22-2018	100	05-22-2018	SOLAR ON FRONT	05-22-2018			400	15	PERMIT VISIT									
201402763	11-01-2014	62	SOLAR	19,125	03-19-2015	100	03-19-2015	ROOF TOP	03-19-2015			317	15	PERMIT VISIT									
									05-25-2004			319	14	INSPECTED									
									04-06-2004			250	22	MAILER SENT									
									04-02-2004			311	2	MEASURED									
									04-24-1992			131	3	MEAS+INSPCTD									
									04-01-1992			107	22	MAILER SENT									
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	RB				21,479 SF	4.14	1.040	6	LAND	0.95	NA	1.00	TOP1		0		1.000	4.09	87,800		
Total Card Land Units							0.493	AC	Parcel Total Land Area:				0.4931	Total Land Value							87,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	92.34	
Interior Floor 2			RCN	200,728	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1977	
AC Type	03	FULL	Effective Year Built	1983	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	35	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	65	
Extra Kitchen St			RCNLD	130,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	64	7.48	2002	70	0.00	GD	A	1.00	300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1983	65	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		21.18	17,284	
FFL	1ST FLOOR	864	864		106.04	91,616	
PAT	PATIO	0	320		5.30	1,697	
SFL	2ND FLOOR	850	850		106.04	90,131	
Ttl Gross Liv / Lease Area		1,714	2,850	1,893		200,728	

