

Property Location

110 FRANCONIA CR

Map ID

4/ 23/ 36/ /

Bldg Name

State Use

101

Vision ID

3374

Account #

3429

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:14:22

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
WILLIAMSON JONATHAN S 110 FRANCONIA CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	154000	154,000														
						RES LAND	101	93500	93,500														
						RESIDNTL.	101	2100	2,100														
		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_375189_2851816						Total				249,600	249,600												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
WILLIAMSON JONATHAN S WILLIAMSON JONATHAN S WILLIAMSON JONATHAN S MORRISON HARVEY D +, MORRISON JACQUELINE J		22959	394	11-19-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		20442	0414	09-29-2014	U	I	1	1A	2019	101	149,900	2018	101	140,500	2017	101	139,100						
		15877	0394	05-03-2006	U	I	265,000																
		08057	0568	05-26-1992	U	I	1	1A															
		07443	0452	05-01-1990	U	I	1	1A															
		Total						242600		Total		233200		Total		229600							
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																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		NA															
NOTES																							
GRN HSE AND SM SHED - NO VALUE																							
Appraised BLDG. Value (Card) 154,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,100 Appraised Land Value (Bldg) 93,500 Special Land Value 0 Total Appraised Parcel Value 249,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 249,600																							
BUILDING PERMIT RECORD																							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result									
201803158 212	11-09-2018 08-18-2003	20 21	WOOD STOVE SIDING	6,100 7,055	06-03-2019	100	06-03-2019	FP INSERT NVC	06-03-2019			400	15	PERMIT VISIT									
									03-23-2018			333	2	MEASURED									
									05-28-2004			319	14	INSPECTED									
									04-02-2004			311	2	MEASURED									
									01-28-2004			296	15	PERMIT VISIT									
									08-21-1990			131	11	ENTRY DENIED									
									04-24-1980			500	11	ENTRY DENIED									
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				36,973 SF	2.56	1.040	6	LAND	0.95	NA	1.00	TOP1		0	1.000	2.53	93,500			
Total Card Land Units							0.849	AC	Parcel Total Land Area: 0.8488							Total Land Value				93,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
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	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		92.00
Interior Floor 1	4	CARPET	RCN		208,134
Interior Floor 2			Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built		1975
Heat Type	6	ELECTRC BB	Effective Year Built		1992
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		26
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		74
Extra Kitchens	0		RCNLD		154,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	691		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
19	PATIO			L	200	5.75	1976	60	0.00	AV	A	1.00	700
02	SHED/FR			L	216	7.48	1985	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	80	9.20	1976	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		21.77	18,813	
FFL	1ST FLOOR	864	864		108.74	93,954	
OFP	OPEN PORCH	0	32		10.19	326	
SFL	2ND FLOOR	821	821		108.74	89,278	
WDK	WOOD DECK	0	376		15.33	5,763	
Ttl Gross Liv / Lease Area		1,685	2,957	1,914		208,134	

