

Property Location

100 FRANCONIA CR

Map ID

4/ 25/ 26/ /

Bldg Name

State Use

101

Vision ID

3376

Account #

3431

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:14:49

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MORTON RYAN T + EZYK HEATHER 100 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_374796_2851711		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed		
										RESIDNTL.	101	175600	175,600		
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	97800	97,800		
										RESIDNTL.	101	13900	13,900		
		SUPPLEMENTAL DATA								Total				287,300	287,300
		Alt Prcl ID		Received											
		SP Permit		NIA											
		Chapter Land		Field 8											
		OC Dates		Field 9											
		In+Ex FY		Field 10											
		Mailed		Assoc Pid#											

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MORTON RYAN T + EZYK HEATHER L METZGER GARY O		20509 04210		0266 0015		11-21-2014 12-05-1975		Q U		I I		265,000 0		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2019	101	170,900	2018	101	158,900	2017	101	157,400		
															101	94,700		101	94,700		101	92,200		
																	101	13,900		101	13,200		101	13,200
														Total		279500	Total	266800	Total	262800				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	YEAR	Amount												
Total			0.00																

ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)						175,600							
0001						101		NA		Appraised Xf (B) Value (Bldg)						0							
										Appraised Ob (B) Value (Bldg)						13,900							
										Appraised Land Value (Bldg)						97,800							
										Special Land Value						0							
										Total Appraised Parcel Value						287,300							
										Valuation Method						C							
										Adjustment													
										Net Total Appraised Parcel Value						287,300							

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									
151	06-05-2007	17	DECK	3,000				9 X 18 OC 6/28/2007	03-23-2018			333	3	MEAS+INSPCTD									
160	06-01-1989	MN	Manual Note	17,000				POOL IG	12-26-2007			317	15	PERMIT VISIT									
193	07-01-1987	MN	Manual Note	30,000				GAR ADDITN	04-02-2004			311	2	MEASURED									
									04-20-1992			131	3	MEAS+INSPCTD									
									04-01-1992			107	22	MAILER SENT									
									01-23-1990			105	15	PERMIT VISIT									
									11-16-1988			107	15	PERMIT VISIT									

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				35,186 SF	2.67	1.040	6	LAND	1.00	NA	1.00			0		1.000	2.78	97,800		
Total Card Land Units							0.808	AC	Parcel Total Land Area: 0.8078							Total Land Value							97,800

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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1			Adj Base Rate	86.78	
Interior Floor 2	3	HARDWOOD	RCN	237,283	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1975	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	26	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	74	
Extra Kitchen St			RCNLD	175,600	
FBM Sqft	864		Dep % Ovr		
FBM Quality	1		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1989	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	160	7.48	2013	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		20.67	17,856
FFL	1ST FLOOR	1,080	1,080		103.21	111,468
GAR	GARAGE	0	600		41.28	24,771
OFP	OPEN PORCH	0	60		10.32	619
SFL	2ND FLOOR	778	778		103.21	80,298
WDK	WOOD DECK	0	160		14.19	2,271
Ttl Gross Liv / Lease Area		1,858	3,542	2,299		237,283

