

Property Location

90 FRANCONIA CR

Map ID

4/ 27/ 24/ /

Bldg Name

State Use

101

Vision ID

3378

Account #

3433

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:15:11

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																							
HRDLICKA AMY B 90 FRANCONIA CR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed																								
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	142300	142,300																									
					RES LAND	101	90100	90,100																									
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	800	800																									
SUPPLEMENTAL DATA						Total				233,200	233,200																						
GIS ID F_374840_2851423		Mailed		Assoc Pid#																													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																									
HRDLICKA AMY B FEDERAL NAT`L MORTGAGE AS MANZI FRANK A III + AUDRE MERCIER EDWARD C MERCIER EDWARD C	09977	0528	08-28-1997	U	I	116,600	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																	
	09859	0549	05-14-1997	U	I	97,750	1L	2019	101	138,300	2018	101	101,200	2017	101	103,800																	
	07488	0394	06-28-1990	U	I	134,000			101	87,400		101	87,400		101	85,300																	
	07271	0051	09-20-1989	U	I	1	1A		101	800		101	800		101	800																	
	06416	0101	03-13-1987	U	I	125,000		Total		226500	Total		189400	Total		189900																	
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																																	
BUILDING PERMIT RECORD																																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																			
201702610	10-06-2017	4	ADDITION	60,000	03-01-2018	100	03-01-2018	12X16 KITCHEN &	03-01-2018			333	15	PERMIT VISIT																			
374	12-01-2005	4	ADDITION	7,500				11X40 FAM RM-PER	02-03-2006			311	14	INSPECTED																			
119	05-20-2003	10	SHED	3,500					02-03-2006			311	14	INSPECTED																			
80	01-01-1985	MN	Manual Note					PORCH	04-01-2004			311	2	MEASURED																			
									01-29-2004			296	15	PERMIT VISIT																			
									08-22-1990			131	3	MEAS+INSPCTD																			
									05-15-1980			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	RB				15,012 SF	5.77	1.040	6	LAND	1.00	NA	1.00			0		1.000	6.00	90,100												
Total Card Land Units							0.345	AC	Parcel Total Land Area: 0.3446							Total Land Value					90,100												

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	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	94.29	
Interior Floor 2	4	CARPET	RCN	192,276	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1975	
AC Type	01	NONE	Effective Year Built	1992	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating	03	
Half Baths	0		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	26	
Total Rooms	6		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	142,300	
FBM Sqft	528		Dep % Ovr		
FBM Quality	2		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
02	SHED/FR			L	144	7.48	2003	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,056		21.52	22,728	
FFL	1ST FLOOR	1,320	1,320		107.72	142,187	
GAR	GARAGE	0	552		43.13	23,806	
OFP	OPEN PORCH	0	60		10.77	646	
WDK	WOOD DECK	0	192		15.15	2,908	
Ttl Gross Liv / Lease Area		1,320	3,180	1,785		192,276	

