

Property Location 60 FRANCONIA CR		Map ID 4/ 33/ 18/ 1		Bldg Name		State Use 101	
Vision ID 3386		Account # 3441		Bldg # 1		Print Date 12/19/2019 10:16:36	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW
SOWERS ANTHONY J 60 FRANCONIA CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed	
						RESIDNTL.	101	132100	132,100	
						RES LAND	101	90600	90,600	
						RESIDNTL.	101	800	800	
		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_375306_2851027						Total 223,500 223,500				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SOWERS ANTHONY J		21119	0365	03-31-2016	Q	I	245,000	00	Year	Code	Assessed	Year	Code	Assessed
AMORE CLAUDIA F		20608	0037	02-26-2015	U	I	1	1F	2019	101	128,800	2018	101	121,800
WYSOCKI CLAUDIA F		17280	0592	05-05-2008	U	I	247,500			101	87,800		101	85,700
TRUDEAU, MATTHEW C		12638	0247	10-09-2002	U	I	166,700	1S		101	800		101	800
HOUSEHOLD FINANCE, CORPORATION II		12329	0021	04-26-2002	U	I	175,541	1L						
									Total	217400	Total	210400	Total	207900

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			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
NA			

NOTES			
MLS 70585112 ON 12TH GREEN/FRANCONIA			

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	
201601877	06-06-2016	91	INSULATION	3,200		0			04-15-2016			317	3	MEAS+INSPCTD	
201303042	11-15-2013	12	REROOF	10,560	04-28-2014	100	04-28-2014		04-28-2014			105	15	PERMIT VISIT	
									09-02-2010			316	2	MEASURED	
									07-21-1998			232	3	MEAS+INSPCTD	
									04-13-1992			131	14	INSPECTED	
									04-01-1992			107	22	MAILER SENT	
									08-22-1990			131	2	MEASURED	

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				16,056	SF	5.42	1.040	6	LAND	1.00	NA	1.00		0		1.000	5.64	90,600		
Total Card Land Units							0.369	AC	Parcel Total Land Area: 0.3686							Total Land Value							90,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
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	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	Percentage
Roof Structure	2	HIP			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		107.56
Interior Floor 2			RCN		178,497
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built		1975
AC Type	03	FULL	Effective Year Built		1992
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		26
Total Rooms	5		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		74
Extra Kitchen St			RCNLD		132,100
FBM Sqft	650		Dep % Ovr		
FBM Quality	4		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	160	7.48	2008	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	960		27.98	26,858	
FFL	1ST FLOOR	960	960		139.89	134,292	
GAR	GARAGE	0	276		55.75	15,388	
PAT	PATIO	0	288		6.80	1,958	
Ttl Gross Liv / Lease Area		960	2,484	1,276		178,497	

