

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CHRISTIE WILLIAM BUFFINGTON KRIS A 50 FRANCONIA CR EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		127000		127,000											
												RES LAND		101		90300		90,300											
				DRAINAGE				VIEW		COMMUNITY																			
				SUPPLEMENTAL DATA																									
Alt Prcl ID				Received																									
SP Permit				NIA																									
Chapter Land				Field 8																									
OC Dates				Field 9																									
In+Ex FY				Field 10																									
Mailed				Assoc Pid#																									
GIS ID F_375519_2851049				Total										217,300		217,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CHRISTIE WILLIAM CHRISTIE WILLIAM CAVANAUGH ARTHUR B				21790		0599		07-31-2017		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed	
				21786		0392		07-28-2017		Q		I		240,000		00		2019		101		123,600		2018		101		107,100	
				04193		0220		10-24-1975		U		I		0						101		87,500		2017		101		85,400	
																				101		100		101		100			
				Total												Total		211100		Total		194700		Total		195500			
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																													
																Appraised BLDG. Value (Card)										127,000			
																Appraised Xf (B) Value (Bldg)										0			
																Appraised Ob (B) Value (Bldg)										0			
																Appraised Land Value (Bldg)										90,300			
																Special Land Value										0			
																Total Appraised Parcel Value										217,300			
																Valuation Method										C			
																Adjustment													
																Net Total Appraised Parcel Value										217,300			
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	
201902557		08-01-2019		91		INSULATION		4,000		03-23-2018		0		03-23-2018		SOLAR ON REAR		03-23-2018						333		4		INFO AT DOOR	
201703157		12-28-2017		62		SOLAR		15,312				100				WINDOW		04-01-2004						311		3		MEAS+INSPCTD	
147		07-01-1990		MN		Manual Note		1,200								ROOF		01-08-1991						107		15		PERMIT VISIT	
130		06-01-1990		MN		Manual Note		1,000										08-22-1990						131		15		PERMIT VISIT	
																		04-24-1980						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				15,169 SF	5.72	1.040	6	LAND	1.00	NA	1.00			0		1.000	5.95	90,300								
Total Card Land Units							0.348	AC	Parcel Total Land Area: 0.3482							Total Land Value							90,300						

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	4	VINYL	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	97.12	
Interior Floor 2			RCN	186,820	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1975	
AC Type	01	NONE	Effective Year Built	1986	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	32	
Total Rooms	5		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	68	
Extra Kitchen St			RCNLD	127,000	
FBM Sqft	532		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1986	68	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,063		22.77	24,205	
EFB	ENCL PORCH	0	241		33.95	8,182	
FFL	1ST FLOOR	1,183	1,183		113.64	134,433	
GAR	GARAGE	0	400		45.46	18,182	
OFF	OPEN PORCH	0	156		11.66	1,818	
Ttl Gross Liv / Lease Area		1,183	3,043	1,644		186,820	

