

Property Location

44 FRANCONIA CR

Map ID

4/ 36/ 15/ /

Bldg Name

State Use

101

Vision ID

3389

Account #

3444

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:17:11

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
MULLANE MARK S LE 44 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_375620_2851054		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	124300	124,300														
						RES LAND	101	90200	90,200														
						RESIDNTL.	101	14300	14,300														
		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#																	
						Total		228,800	228,800														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
MULLANE MARK S LE MULLANE MARK S ,		18781	0130	05-24-2011	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		04181	0365	09-26-1975	U	I	0		2019	101	120,900	2018	101	114,300	2017	101	115,000						
										101	87,500		101	87,500		101	85,200						
										101	14,300		101	16,600		101	16,600						
		Total						222700		Total		218400		Total		216800							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int					
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 124,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 14,300 Appraised Land Value (Bldg) 90,200 Special Land Value 0 Total Appraised Parcel Value 228,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 228,800														
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		NA															
NOTES																							
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									
201902762	09-01-2019	5	DEMOLITION	5,000		0		REMOVE INGROUN	03-23-2018			333	2	MEASURED									
201501586	05-19-2015	91	INSULATION	2,200		0		POOL	05-06-2004			317	14	INSPECTED									
49	01-01-1984	MN	Manual Note						04-06-2004				250	22	MAILER SENT								
									04-01-2004				311	2	MEASURED								
									08-27-1990				131	4	INFO AT DOOR								
									02-21-1985			500	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				15,000 SF	5.78	1.040	6	LAND	1.00	NA	1.00			0		1.000	6.01	90,200		
Total Card Land Units							0.344	AC	Parcel Total Land Area: 0.3444							Total Land Value							90,200

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	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		97.28
Interior Floor 1	4	CARPET	RCN		182,802
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built		1975
Heat Type	6	ELECTRC BB	Effective Year Built		1986
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		32
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		68
Extra Kitchens	0		RCNLD		124,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	464		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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
02	SHED/FR			L	100	7.48	1976	60	0.00	AV	A	1.00	400
11	POOL I-V	OB	Outbuildi	L	800	29.00	1984	60	0.00	AV	A	1.00	13,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		22.39	22,571	
FFL	1ST FLOOR	1,296	1,296		111.74	144,811	
GAR	GARAGE	0	336		44.56	14,973	
WDK	WOOD DECK	0	32		13.97	447	
Ttl Gross Liv / Lease Area		1,296	2,672	1,636		182,802	

