

Property Location

8 FRANCONIA CR

Map ID

4/ 43/ 9/ /

Bldg Name

State Use

101

Vision ID

3396

Account #

3451

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:18:20

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																																															
FENNEY BARBARA A LE 8 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_376352_2851193		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																																																	
										RESIDNTL.		101		144800		144,800																																																	
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		92600		92,600																																																	
										RESIDNTL.		101		400		400																																																	
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#						Total								237,800		237,800																																											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																																																			
FENNEY BARBARA A LE FENNEY BARBARA A LIFE EST,BRUCE V FE FENNEY,BARBARA A		17211 0125		03-19-2008		U I				100		1F		Year		Code		Assessed		Year		Code		Assessed																																									
		16279 0449		10-23-2006		U I				100		1A		2019		101		141,100		2018		101		133,300																																									
		05119 0153		06-08-1981		U I				0						101		89,800				101		87,800																																									
																101		400				101		400																																									
Total														231300		Total		223500		Total		225700																																											
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				3,600.00																																																													
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																																															
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										144,800																																													
0001						101		NA		Appraised Xf (B) Value (Bldg)										0																																													
																		Appraised Ob (B) Value (Bldg)										400																																					
																		Appraised Land Value (Bldg)										92,600																																					
																		Special Land Value										0																																					
																		Total Appraised Parcel Value										237,800																																					
																		Valuation Method										C																																					
																		Adjustment																																															
																		Net Total Appraised Parcel Value										237,800																																					
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																																					
201501956		06-18-2015		62		SOLAR		31,875		04-22-2016		100		04-22-2016				04-22-2016						317		15		PERMIT VISIT																																					
201203248		10-09-2012		20		WOOD STOVE		3,000								NVC		05-10-2013						105		15		PERMIT VISIT																																					
249		01-01-1984		MN		Manual Note										FAMILY RM		08-17-2006						311		14		INSPECTED																																					
																		08-14-2006						250		6		INFO BY PHON																																					
																		03-29-2004						317		2		MEASURED																																					
																		04-13-1992						131		14		INSPECTED																																					
																		04-01-1992						107		22		MAILER SENT																																					
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								21,530 SF		4.13		1.040		6		LAND		1.00		NA		1.00				0		1.000		4.30		92,600																											
														Total Card Land Units														0.494		AC		Parcel Total Land Area:														0.4943																Total Land Value		92,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	19	TEX 111	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	4	CARPET	Adj Base Rate	89.99	
Interior Floor 2	3	HARDWOOD	RCN	229,820	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1975	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	144,800	
FBM Sqft	554		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	1	YES	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	96	7.48	1975	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	792		22.35	17,704	
FFL	1ST FLOOR	1,056	1,056		112.05	118,328	
GAR	GARAGE	0	508		44.78	22,747	
TQS	3/4 STORY	594	792		84.04	66,559	
WDK	WOOD DECK	0	288		15.56	4,482	
Ttl Gross Liv / Lease Area		1,650	3,436	2,051		229,820	

