

Property Location

9 FRANCONIA CR

Map ID

4/ 76/ 50/ /

Bldg Name

State Use

101

Vision ID

3445

Account #

3500

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:27:00

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
DAVIS ROBERT E DAVIS PATRICIA E 9 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_376209_2851402		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDENTL.	101	106300	106,300												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	91400	91,400												
		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		197,700	197,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
DAVIS ROBERT E		04169 0369	08-26-1975	U	I		0	Year	Code	Assessed	Year	Code	Assessed								
								2019	101 101	103,400 88,600	2018	101 101	96,900 88,600	2017	101 101	99,400 86,200					
								Total		192000	Total		185500	Total		185600					
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			4,200.00						APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)											
0001						101		NA		Appraised Xf (B) Value (Bldg)											
NOTES										Appraised Ob (B) Value (Bldg)											
										Appraised Land Value (Bldg)											
										Special Land Value						0					
										Total Appraised Parcel Value						197,700					
										Valuation Method						C					
										Adjustment											
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							
201502738	10-13-2015	62	SOLAR	41,600	04-22-2016	100	04-22-2016	12` X 16` DECK OC REBUILD FRPLCE;	04-22-2016			317	15	PERMIT VISIT							
292	09-22-2004	17	DECK	2,400					12-15-2004			311	15	PERMIT VISIT							
186	07-01-2002	34	FIREPLACE	5,450					05-25-2004			319	14	INSPECTED							
									04-06-2004			319	22	MAILER SENT							
									04-02-2004			319	2	MEASURED							
									12-19-2002			274	15	PERMIT VISIT							
									08-27-1990			131	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				17,962 SF	4.89	1.040	6	LAND	1.00	NA	1.00			0		1.000	5.09	91,400
Total Card Land Units							0.412	AC	Parcel Total Land Area:				0.4124	Total Land Value							91,400

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	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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		102.07
Interior Floor 2			RCN		168,759
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built		1975
AC Type	03	FULL	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
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		63
Extra Kitchen St			RCNLD		106,300
FBM Sqft			Dep % Ovr		
FBM Quality			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	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	1,008		23.37	23,559	
FFL	1ST FLOOR	1,032	1,032		116.63	120,359	
GAR	GARAGE	0	440		46.65	20,526	
OFP	OPEN PORCH	0	96		12.15	1,166	
WDK	WOOD DECK	0	192		16.40	3,149	
Ttl Gross Liv / Lease Area		1,032	2,768	1,447		168,759	

