

Property Location

129 FRANCONIA CR

Map ID

4/ 80/ 32/ /

Bldg Name

State Use

101

Vision ID

3451

Account #

3506

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:27:55

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
COPPOLO ALAN F COPPOLO DREANA M 129 FRANCONIA CIRCLE EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed														
										RESIDNTL.	101	140500	140,500														
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	90300	90,300														
										RESIDNTL.	101	3100	3,100														
		SUPPLEMENTAL DATA								Total				233,900		233,900											
GIS ID		F_375228_2851329		Mailed		Assoc Pid#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
COPPOLO ALAN F				04431 0150		06-03-1977		U		I		0				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
																2019		101	136,800	2018		101	126,700	2017		101	125,400
																		101	87,500			101	87,500			101	85,400
																		101	3,100			101	2,000			101	2,000
		Total										227400		Total		216200		Total		212800							
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														APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					140,500												
0001						101		NA		Appraised Xf (B) Value (Bldg)					0												
										Appraised Ob (B) Value (Bldg)					3,100												
										Appraised Land Value (Bldg)					90,300												
										Special Land Value					0												
										Total Appraised Parcel Value					233,900												
										Valuation Method					C												
										Adjustment																	
										Net Total Appraised Parcel Value					233,900												
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												
194	07-01-1987	MN	Manual Note	5,000				GAR ADDITN		03-23-2018			333	3	MEAS+INSPCTD												
										06-07-2004			319	14	INSPECTED												
										04-02-2004			319	2	MEASURED												
										08-22-1990			131	11	ENTRY DENIED												
										11-16-1988			107	15	PERMIT VISIT												
										03-18-1988			130	15	PERMIT VISIT												
										02-14-1983			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				15,277 SF	5.68	1.040	6	LAND	1.00	NA	1.00		0		1.000	5.91	90,300							
Total Card Land Units							0.351	AC	Parcel Total Land Area:				0.3507				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	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	98.70	
Interior Floor 2	4	CARPET	RCN	184,906	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1977	
AC Type	03	FULL	Effective Year Built	1994	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	24	
Total Rooms	6		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	76	
Extra Kitchen St			RCNLD	140,500	
FBM Sqft	756		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1987	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	96	9.20	1987	60	0.00	AV	A	1.00	500
02	SHED/FR			L	120	7.48	1987	60	0.00	AV	A	1.00	500
02	SHED/FR			L	240	7.48	2009	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		23.54	23,730	
FFL	1ST FLOOR	984	984		117.48	115,596	
GAR	GARAGE	0	880		46.99	41,351	
OPF	OPEN PORCH	0	48		12.24	587	
WDK	WOOD DECK	0	224		16.26	3,642	
Ttl Gross Liv / Lease Area		984	3,144	1,574		184,906	

