

Property Location 115 FRANCONIA CR		Map ID 4/ 82/ 34/ 1		Bldg Name		State Use 101	
Vision ID 3453		Account # 3508		Bldg # 1		Print Date 12/19/2019 10:28:16	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
BEDARD THOMAS G BEDARD LAURIE A 115 FRANCONIA CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	157300	157,300		
						RES LAND	101	92600	92,600		
						RESIDNTL.	101	2300	2,300		
		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#					
GIS ID F_375118_2851574						Total				252,200	252,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BEDARD THOMAS G HOLDERNESS ANN R BARKER WILL		08098	0001	07-01-1992	U	I	135,000	2019	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		6098	0153	05-28-1986	U	I	114,000		101	153,100	2018	101	143,800	2017	101	144,700
		05415	0405	04-01-1983	U	I	73,000		101	90,200		101	90,200		101	87,800
									101	2,300		101	2,300		101	2,300
		Total						245600		Total		236300		Total		234800

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) 157,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 92,600 Special Land Value 0 Total Appraised Parcel Value 252,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 252,200									
Total			0.00															

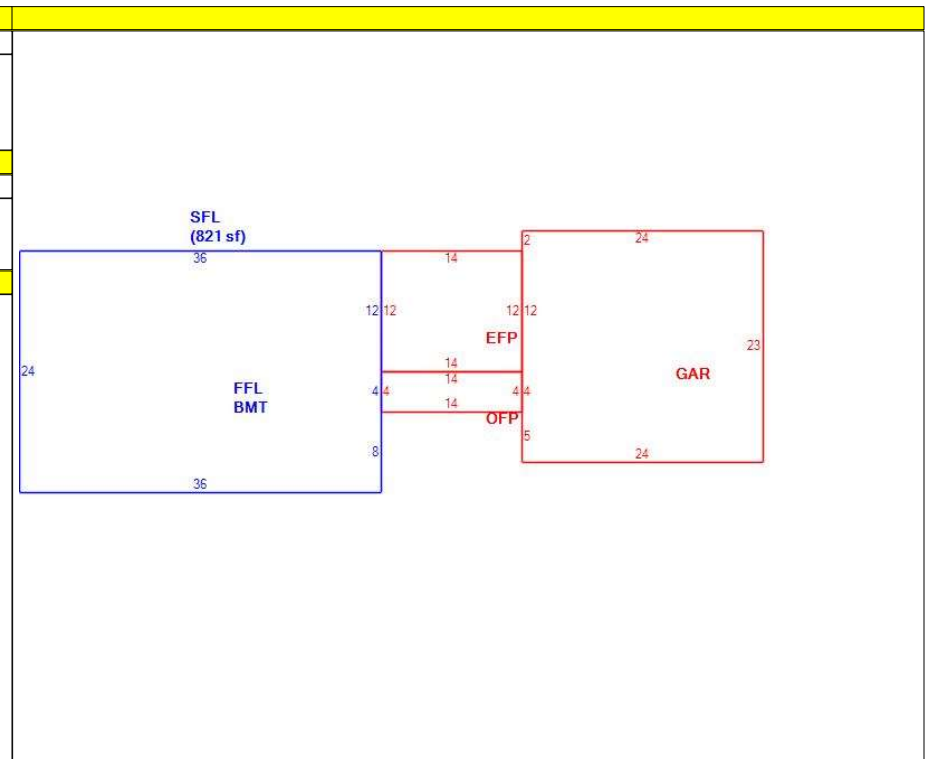
ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		NA	

NOTES									
FY16 ADDED AC									

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	
201902961	10-01-2019	8	RENOVATION	11,650		0		REMODEL 2ND FLR	06-26-2017			317	15	PERMIT VISIT	
201202100	05-11-2012	21	SIDING	17,931				GAR/PCH WD STOVE	03-12-2015			105	15	PERMIT VISIT	
195	08-02-1996	MN	Manual Note	12,000					07-11-2012			317	15	PERMIT VISIT	
50	01-01-1986	MN	Manual Note						05-10-2004			318	14	INSPECTED	
									02-02-2004			318	2	MEASURED	
									12-17-1996			200	14	INSPECTED	
								08-06-1992			131	14	INSPECTED		

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				22,108 SF	4.03	1.040	6	LAND	1.00	NA	1.00			0		1.000	4.19	92,600		
Total Card Land Units							0.508	AC	Parcel Total Land Area: 0.5075							Total Land Value							92,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	88.84	
Interior Floor 1	3	HARDWOOD	RCN	224,713	
Interior Floor 2			Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built	1978	
Heat Type	6	ELECTRC BB	Effective Year Built	1988	
AC Type	03	FULL	Depreciation Code	AG	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	157,300	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	648		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		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	96	7.48	1978	60	0.00	AV	A	1.00	400
07	POOLA-C	OB	Outbuildi	L	24	69.00	1978	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	160	9.20	2003	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		21.07	18,209
EFP	ENCL PORCH	0	168		31.32	5,263
FFL	1ST FLOOR	864	864		105.25	90,938
GAR	GARAGE	0	552		42.14	23,261
OFF	OPEN PORCH	0	56		11.28	632
SFL	2ND FLOOR	821	821		105.25	86,412
Ttl Gross Liv / Lease Area		1,685	3,325	2,135		224,713

