

Property Location		79 FRANCONIA CR		Map ID		4/ 85/ 29/ /		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 101		Print Date 12/19/2019 10:28:45	
Vision ID		3456		Account #		3511		Bldg #		1							

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
COPPOLO JOHN R 79 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_375089_2851288		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	148900	148,900		
						RES LAND	101	90300	90,300		
						RESIDNTL.	101	1700	1,700		
		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				240,900	240,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COPPOLO JOHN R RINDONE,DOUGLAS A		17959	0556	08-26-2009	U	I	239,900	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		04433	0372	06-10-1977	U	I	0	2019	101	145,000	2018	101	145,200	2017	101	140,100
								101	87,500		101	87,500		101	85,400	
								101	1,700							
		Total						234200		Total		232700		Total		225500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	YEAR	Amount												
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 148,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,700 Appraised Land Value (Bldg) 90,300 Special Land Value 0 Total Appraised Parcel Value 240,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 240,900										
Total			0.00																
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0001						101		NA											

NOTES											
FY11 ABT GRANTED											

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	
320	10-06-2010	18	CHIMNEY	200				NVC FOR PELLET	03-23-2018			333	4	INFO AT DOOR	
124	05-01-1992	MN	Manual Note	25,000				ADDITION	12-02-2010			317	15	PERMIT VISIT	
									10-28-2010			311	3	MEAS+INSPCTD	
									02-10-2010			317	16	FIELDREV CHG	
									05-27-2004			319	14	INSPECTED	
									04-02-2004			319	2	MEASURED	
									02-26-1993			131	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				15,331	SF	5.66	1.040	6	LAND	1.00	NA	1.00		0		1.000	5.89	90,300
Total Card Land Units							0.352	AC	Parcel Total Land Area: 0.3520							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	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	96.52	
Interior Floor 1	3	HARDWOOD	RCN	195,965	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built	1977	
Heat Type	6	ELECTRC BB	Effective Year Built	1994	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	24	
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	76	
Extra Kitchens	0		RCNLD	148,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	756		Dep Ovr Comment		
FBM Quality	3		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
06	CARPORT			L	336	8.63	2014	60	0.00	AV	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		23.49	23,675	
FFL	1ST FLOOR	1,318	1,318		117.20	154,475	
GAR	GARAGE	0	370		46.88	17,346	
OPF	OPEN PORCH	0	40		11.72	469	
Ttl Gross Liv / Lease Area		1,318	2,736	1,672		195,965	

