

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
FRANKLIN DANIEL M + KRISTEN M 25 CROSS MEADOW RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	257300		257,300																			
												RES LAND		101	112600		112,600																			
				DRAINAGE				VIEW		COMMUNITY																										
				SUPPLEMENTAL DATA																																
GIS ID F_389374_2851969				Mailed				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		369,900		369,900																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
FRANKLIN DANIEL M + KRISTEN M FERRERO DANIEL J + LINDA B TR FERRERO LOUIS J , MALINSKI JOHN P + LORI S				20441		0074		09-26-2014		Q		I		315,000		00		Year		Code	Assessed		Year		Code	Assessed										
				19328		0383		06-29-2012		U		I		310,000		00		2019		101	250,100		2018		101	230,700		2017		101	224,200					
				08876		0072		06-30-1994		U		I		199,000						101	109,400				101	109,400				101	107,200					
				05809		0573		05-09-1985		U		I		27,900						Total		359500		Total		340100		Total		331400						
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																																				
Nbhd		Nbhd Name		B		Tracing		Batch																												
0001						101		NG																												
NOTES																																				
																Appraised BLDG. Value (Card)								257,300												
																Appraised Xf (B) Value (Bldg)								0												
																Appraised Ob (B) Value (Bldg)								0												
																Appraised Land Value (Bldg)								112,600												
																Special Land Value								0												
																Total Appraised Parcel Value								369,900												
																Valuation Method								C												
																Adjustment																				
																Net Total Appraised Parcel Value								369,900												
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								
201203257		10-11-2012		20		WOOD STOVE		2,800								FIREPLACE INSER		10-31-2014						317		3		MEAS+INSPCTD								
295		11-21-1996		MN		Manual Note		1,200								SHED		05-31-2013						317		15		PERMIT VISIT								
154		06-12-1995		MN		Manual Note		5,800								PORCH		05-31-2012						317		15		PERMIT VISIT								
																		04-25-2008						317		3		MEAS+INSPCTD								
																		07-31-2001						247		4		INFO AT DOOR								
																		07-31-2001						247		2		MEASURED								
																		02-11-1997						105		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		RA				27,000	SF	3.36		1.240	8	LAND	1.00	NG	1.00				0		1.000	4.17		112,600										
Total Card Land Units																		0.620		AC	Parcel Total Land Area: 0.6198				Total Land Value										112,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#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	
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	81.01	
Interior Floor 2			RCN	313,833	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	18	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	82	
Extra Kitchen St			RCNLD	257,300	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,239		21.11	47,260	
EFP	ENCL PORCH	0	224		31.55	7,068	
FFL	1ST FLOOR	2,239	2,239		105.49	236,192	
GAR	GARAGE	0	528		42.16	22,258	
OPF	OPEN PORCH	0	95		11.10	1,055	
Ttl Gross Liv / Lease Area		2,239	5,325	2,975		313,833	

