

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
HARPER RICHARD P HARPER DEBORAH L 94 FRANCONIA CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	183600		183,600																								
												RES LAND		101	91600		91,600																								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13900		13,900																								
				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		289,100		289,100																									
GIS ID F_374811_2851544																																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
HARPER RICHARD P				05864 0504		07-31-1985		U		I		97,500				Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed														
																2020		101	176,200	2019		101	168,900	2018		101	158,000														
																		101	91,600			101	88,800			101	88,800														
																		101	13,900			101	13,900			101	13,900														
		Total										281700		Total		271600		Total		260700																					
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 BLDG. Value (Card) 183,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,900 Appraised Land Value (Bldg) 91,600 Special Land Value 0 Total Appraised Parcel Value 289,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 289,100																											
Nbhd		Nbhd Name		B		Tracing		Batch																																	
0001						101		NA																																	
NOTES																																									
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																						
201902607	08-06-2019	21	SIDING		20,038	07-07-2020	100	07-07-2020	VINYL SIDING & FR					07-07-2020	1		400	15	PERMIT VISIT																						
201301589	04-29-2013	91	INSULATION		1,000	06-04-2013	7,500	07-07-2020	POOL I POOL AG POOL PORCH					07-12-2019			334	3	MEAS+INSPCTD																						
137	05-24-2010	54	FENCE		7,500									06-04-2013			105	15	PERMIT VISIT																						
80A	05-01-1991	MN	Manual Note		11,000									11-23-2010			311	15	PERMIT VISIT																						
80	05-01-1991	MN	Manual Note		11,000									04-11-2002			274	3	MEAS+INSPCTD																						
141	05-01-1987	MN	Manual Note		3,000									03-22-2002			250	22	MAILER SENT																						
293	01-01-1986	MN	Manual Note			04-18-1992		107	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				18,538 SF	4.75	1.040	6	LAND	1.00	NA	1.00			0		1.000	4.94	91,600																				
Total Card Land Units 0.426 AC														Parcel Total Land Area: 0.4256														Total Land Value 91,600													

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	7	BRICK	101	ONE FAM	Percentage
Roof Structure	3	GAMBREL			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	91.31	
Interior Floor 2	4	CARPET	RCN	248,075	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1976	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	26	
Total Rooms	8		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	74	
Extra Kitchen St			RCNLD	183,600	
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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1991	60	0.00	AV	A	1.00	13,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		20.78	17,957	
CFL	CATHEDRAL CE	280	280		106.76	29,894	
EFP	ENCL PORCH	0	156		31.27	4,878	
FFL	1ST FLOOR	864	864		103.80	89,681	
GAR	GARAGE	0	576		41.45	23,873	
OPF	OPEN PORCH	0	56		11.12	623	
SFL	2ND FLOOR	778	778		103.80	80,754	
WDK	WOOD DECK	0	25		16.61	415	
Ttl Gross Liv / Lease Area		1,922	3,599	2,390		248,075	

