

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
SOWERS ANTHONY J 60 FRANCONIA CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	138600		138,600																		
												RES LAND		101	90600		90,600																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		800																		
				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_375306_2851027												Total		230,000		230,000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
SOWERS ANTHONY J AMORE CLAUDIA F WYSOCKI CLAUDIA F TRUDEAU,MATTHEW C HOUSEHOLD FINANCE,CORPORATION II				21119		0365		03-31-2016		Q		I		245,000		00		Year		Code		Assessed		Year		Code		Assessed							
				20608		0037		02-26-2015		U		I		1		1F		2020		101		132,100		2019		101		128,800		2018		101		121,800	
				17280		0592		05-05-2008		U		I		247,500						101		90,600				101		87,800		101		87,800			
				12638		0247		10-09-2002		U		I		166,700		1S				101		800				101		800		101		800			
				12329		0021		04-26-2002		U		I		175,541		1L																			
														Total		223500		Total		217400		Total		Total		210400									
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		NA																											
NOTES																																			
MLS 70585112 ON 12TH GREEN/FRANCONIA												Appraised BLDG. Value (Card)								138,600															
												Appraised Xf (B) Value (Bldg)								0															
												Appraised Ob (B) Value (Bldg)								800															
												Appraised Land Value (Bldg)								90,600															
												Special Land Value								0															
												Total Appraised Parcel Value								230,000															
												Valuation Method								C															
												Adjustment																							
												Net Total Appraised Parcel Value								230,000															
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							
202002211		08-04-2020		11		POOL		4,000				0				18' ABOVE GROUND		04-15-2016						317		3		MEAS+INSPCTD							
201601877		06-06-2016		91		INSULATION		3,200				0						04-28-2014						105		15		PERMIT VISIT							
201303042		11-15-2013		12		REROOF		10,560		04-28-2014		100		04-28-2014				09-02-2010						316		2		MEASURED							
																		07-21-1998						232		3		MEAS+INSPCTD							
																		04-13-1992						131		14		INSPECTED							
																		04-01-1992						107		22		MAILER SENT							
																		08-22-1990						131		2		MEASURED							
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				16,056	SF	5.42	1.040	6	LAND	1.00	NA	1.00			0		1.000	5.64	90,600												
Total Card Land Units								0.369	AC	Parcel Total Land Area: 0.3686								Total Land Value								90,600									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	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	1	WOOD SHING	101	ONE FAM	Percentage
Roof Structure	2	HIP			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		114.43
Interior Floor 2			RCN		187,263
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built		1975
AC Type	03	FULL	Effective Year Built		1992
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		26
Total Rooms	5		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		138,600
FBM Sqft	650		Dep % Ovr		
FBM Quality	4		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
02	SHED/FR			L	160	7.48	2008	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		29.35	28,177	
FFL	1ST FLOOR	960	960		146.76	140,887	
GAR	GARAGE	0	276		58.49	16,143	
PAT	PATIO	0	288		7.13	2,055	
Ttl Gross Liv / Lease Area		960	2,484	1,276		187,263	

