

State Use 101
Print Date 11-04-2020 8:06:24 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
FRANCO MICHELLE A 23 PEASE ROAD EAST LONGMEADOW MA 01028 GIS ID F_390052_2844130												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		115000		115,000															
												RES LAND		101		102300		102,300															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		400		400															
				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		217,700		217,700															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
FRANCO MICHELLE A FRANCO MICHELLE A, MERRIMAN DAVID P + PEGI S NOONAN				12228 0001		03-21-2002		U		I		28,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				07735 0369		06-21-1991		U		I		146,000				2020		101		109,300		2019		101		106,500		2018		101		152,700	
				06731 0333		01-13-1988		U		I		147,750		1A				101		102,300				101		99,500				101		99,500	
				03521 0364		07-21-1970		U		I		0						101		400				101		400							
				Total												Total		212000		Total		206400		Total		252200							
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																APPROAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										115,000													
0001						101		MG		Appraised Xf (B) Value (Bldg)										0													
										Appraised Ob (B) Value (Bldg)										400													
										Appraised Land Value (Bldg)										102,300													
										Special Land Value										0													
										Total Appraised Parcel Value										217,700													
										Valuation Method										C													
										Adjustment																							
										Net Total Appraised Parcel Value										217,700													
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					
204		07-11-2007		25		WINDOWS		3,779								REPLACEMENT		03-20-2018						333		2		MEASURED					
																		01-11-2008						317		15		PERMIT VISIT					
																		12-05-2007						250		P1		PHONE MESSAG					
																		05-03-2007						311		11		ENTRY DENIED					
																		04-28-2000						250		22		MAILER SENT					
																		04-25-2000						247		2		MEASURED					
																		07-15-1992						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		RA				39,970		SF	2.39	1.190	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	2.56		102,300						
Total Card Land Units								0.918		AC	Parcel Total Land Area: 0.9176								Total Land Value										102,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			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	93.39	
Interior Floor 1	3	HARDWOOD	RCN	250,096	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1960	
Heat Type	3	FORCED H/W	Effective Year Built	1964	
AC Type	01	NONE	Depreciation Code	FR	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	54	
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	46	
Extra Kitchens	0		RCNLD	115,000	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	756		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	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	120	7.48		50	0.00	FR	F	0.90	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,008		22.62	22,798
EFP	ENCL PORCH	0	160		33.86	5,417
FFL	1ST FLOOR	1,008	1,008		112.86	113,762
GAR	GARAGE	0	480		45.14	21,669
OPF	OPEN PORCH	0	100		11.29	1,129
TQS	3/4 STORY	756	1,008		84.64	85,322
Ttl Gross Liv / Lease Area		1,764	3,764	2,216		250,096

