

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
MEDINA JUVIL 41 FRANCONIA CR EAST LONGMEADOW MA 01028												Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 187400 95900 2100		Assessed 187,400 95,900 2,100		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER																					
				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#																							
GIS ID F_375661_2851249												Total		285,400		285,400															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
MEDINA JUVIL VAN IDERSTINE MARK S GASTONE RICHARD D GOODWIN THOMAS J + LOUISE A, GAGNER DAVID J + DEBRA A				24083 0413		08-27-2021		Q I				320,000 00		2021		101		179,700		2020		101		175,000		2019		101		170,200	
				21455 0221		11-21-2016		Q I		249,000 00																					
				15579 0509		12-19-2005		U I		246,000																					
				08655 0534		12-01-1993		U I		126,000																					
				04441 0203		06-24-1977		U I		0																					
														Total		270,500		Total		265,800		Total		258,600							
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		5,000.00																									
ASSESSING NEIGHBORHOOD																															
Nbhd				Nbhd Name				B				Tracing				Batch															
0001												101				NA															
NOTES																															

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#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			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	101.64	
Interior Floor 2	3	HARDWOOD	RCN	253,238	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1977	
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	0		Depreciation %	26	
Total Rooms	6		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	187,400	
FBM Sqft	310		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces			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 Val
02	SHED/FR			L	160	7.48	2003	70	0.00	GD	A	1.00	800
19	PATIO			L	320	5.75		70	0.00	GD	A	1.00	1,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1994	74	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,032		25.52	26,334	
FFL	1ST FLOOR	1,469	1,469		127.83	187,787	
GAR	GARAGE	0	575		51.13	29,402	
OFP	OPEN PORCH	0	108		13.02	1,406	
WDK	WOOD DECK	0	462		17.99	8,309	
Ttl Gross Liv / Lease Area		1,469	3,646	1,981		253,238	

