

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
CONNOR KEVIN J CONNOR REBECCA M 104 FRANCONIA CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	202400		202,400																
												RES LAND		101	99900		99,900																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	200		200																
				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_374926_2851771												Total		302,500		302,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
CONNOR KEVIN J GROHE WILLIAM E II LUCHINI RICHARD A +KATHLEEN A, COX WAYNE L + THERESE A				23316		0421		07-17-2020		Q		I		302,000		00		Year		Code		Assessed		Year		Code		Assessed					
				13389		0053		07-18-2003		U		I		258,000				2021		101		193,800		2020		101		183,400					
				07147		0011		04-21-1989		U		I		186,000						101		92,600				101		89,600					
				04220		0170		01-05-1976		U		I		0						101		200				101		200					
																Total		286,600		Total		276,200		Total		268,000							
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												APPRAISED VALUE SUMMARY															
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card) 202,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 99,900 Special Land Value 0 Total Appraised Parcel Value 302,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 302,500																							
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					
276		08-27-2010		MN		Manual Note		1,400								INSULATION		03-23-2018						333		3		MEAS+INSPCTD					
333		01-01-1986		MN		Manual Note		12,800								GAR+BZWAY		11-23-2010						311		15		PERMIT VISIT					
																		06-30-2004						328		16		FIELDREV CHG					
																		04-02-2004						311		3		MEAS+INSPCTD					
																		04-20-1992						131		3		MEAS+INSPCTD					
																		04-01-1992						107		22		MAILER SENT					
																		08-21-1990						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				21,291	SF	4.51	1.040	6	LAND	1.00	NA	1.00					0		1.000	4.69	99,900								
Total Card Land Units								0.49	AC	Parcel Total Land Area: 0.49								Total Land Value								99,900							

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	1	GABLE			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	93.45	
Interior Floor 2	4	CARPET	RCN	273,547	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1975	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	4		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	26	
Total Rooms	8		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	74	
Extra Kitchen St			RCNLD	202,400	
FBM Sqft	221		Dep % Ovr		
FBM Quality	1		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
01	SHED/MTL			L	64	5.18	2003	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	850		20.85	17,722	
FFL	1ST FLOOR	1,066	1,066		104.25	111,128	
GAR	GARAGE	0	576		41.63	23,977	
OPF	OPEN PORCH	0	48		10.86	521	
SFL	2ND FLOOR	884	884		104.25	92,155	
STG	STORAGE	0	576		41.63	23,977	
WDK	WOOD DECK	0	280		14.52	4,066	
Ttl Gross Liv / Lease Area		1,950	4,280	2,624		273,547	

