

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
BEDARD THOMAS G BEDARD LAURIE A 115 FRANCONIA CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	170400		170,400										
												RES LAND		101	100100		100,100										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2300		2,300										
				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_375118_2851574												Total		272,800		272,800											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
BEDARD THOMAS G HOLDERNESS ANN R BARKER WILL				08098 0001		07-01-1992		U		I		135,000				Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
				06098 0153		05-28-1986		U		I		114,000				2021		101	163,400	2020		101	157,300	2019		101	153,100
				05415 0405		04-01-1983		U		I		73,000						101	92,600			101	92,600			101	90,200
																		101	2,300			101	2,300			101	2,300
														Total		258,300		Total		252,200		Total		245,600			
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				0.00																							
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name		B		Tracing		Batch																			
0001						101		NA																			
NOTES																											
												Appraised BLDG. Value (Card)								170,400							
												Appraised Xf (B) Value (Bldg)								0							
												Appraised Ob (B) Value (Bldg)								2,300							
												Appraised Land Value (Bldg)								100,100							
												Special Land Value								0							
												Total Appraised Parcel Value								272,800							
												Valuation Method								C							
												Adjustment															
												Net Total Appraised Parcel Value								272,800							
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				
201902961		10-01-2019		8	RENOVATION		11,650		07-01-2020		100		07-01-2020		REMODEL 2ND FLR		07-01-2020				334	15	PERMIT VISIT				
201202100		05-11-2012		21	SIDING		17,931										06-26-2017				317	15	PERMIT VISIT				
195		08-02-1996		MN	Manual Note		12,000								GAR/PCH		03-12-2015				105	15	PERMIT VISIT				
50		01-01-1986		MN	Manual Note										WD STOVE		07-11-2012				317	15	PERMIT VISIT				
																	05-10-2004				318	14	INSPECTED				
																	02-02-2004				318	2	MEASURED				
																	12-17-1996				200	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				22,108	SF	4.36	1.040	6	LAND	1.00	NA	1.00			0		1.000	4.53	100,100					
Total Card Land Units							0.51	AC	Parcel Total Land Area: 0.51							Total Land Value							100,100				

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			101	ONE FAM	
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	99.24	
Interior Floor 2			RCN	246,917	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1978	
AC Type	03	FULL	Effective Year Built	1987	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	31	
Total Rooms	7		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	69	
Extra Kitchen St			RCNLD	170,400	
FBM Sqft	648		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	96	7.48	1978	60	0.00	AV	A	1.00	400
07	POOLA-C	OB	Outbuildi	L	24	69.00	1978	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	160	9.20	2003	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		23.16	20,008	
EFP	ENCL PORCH	0	168		34.42	5,783	
FFL	1ST FLOOR	864	864		115.65	99,923	
GAR	GARAGE	0	552		46.30	25,559	
OFP	OPEN PORCH	0	56		12.39	694	
SFL	2ND FLOOR	821	821		115.65	94,950	
Ttl Gross Liv / Lease Area		1,685	3,325	2,135		246,917	

