

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
CHRISTIE WILLIAM BUFFINGTON KRIS A 50 FRANCONIA CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	152700		152,700																	
												RES LAND		101	108200		108,200																	
				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_375519_2851049												Total		260,900		260,900																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
CHRISTIE WILLIAM CHRISTIE WILLIAM CAVANAUGH ARTHUR B				21790		0599		07-31-2017		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed						
				21786		0392		07-28-2017		Q		I		240,000		00		2022		101		137,700		2021		101		132,000						
				04193		0220		10-24-1975		U		I		0						101		97,400				101		90,300						
																Total		235,100		Total		222,300		Total		217,300								
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						Tracing				Batch																						
0001								101				NA																						
NOTES																																		
																		Appraised BLDG. Value (Card)								152,700								
																		Appraised Xf (B) Value (Bldg)								0								
																		Appraised Ob (B) Value (Bldg)								0								
																		Appraised Land Value (Bldg)								108,200								
																		Special Land Value								0								
Total Appraised Parcel Value								260,900																										
Valuation Method								C																										
Adjustment																																		
Net Total Appraised Parcel Value								260,900																										
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						
202102442		07-29-2021		25		WINDOWS		13,240		06-13-2022		100				4 WINDOWS IN EFP		03-23-2018						333		4		INFO AT DOOR						
201902557		08-01-2019		91		INSULATION		4,000				0						04-01-2004						311		3		MEAS+INSPCTD						
201703157		12-28-2017		62		SOLAR		15,312		03-23-2018		100		03-23-2018		SOLAR ON REAR		01-08-1991						107		15		PERMIT VISIT						
147		07-01-1990		MN		Manual Note		1,200								WINDOW		08-22-1990						131		15		PERMIT VISIT						
130		06-01-1990		MN		Manual Note		1,000								ROOF		04-24-1980						500		3		MEAS+INSPCTD						
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				15,169	SF	6.79		1.050	6	LAND	1.00	NA	1.00			0			1.000	7.13		108,200								
Total Card Land Units																		0.35		AC	Parcel Total Land Area:		0.35		Total Land Value								108,200	

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	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	3	HARDWOOD	Adj Base Rate	120.61	
Interior Floor 2			RCN	231,348	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1975	
AC Type	01	NONE	Effective Year Built	1987	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	34	
Total Rooms	5		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	66	
Extra Kitchen St			RCNLD	152,700	
FBM Sqft	532		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1986	66	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,063		27.38	29,106	
EFP	ENCL PORCH	0	241		68.61	16,535	
FFL	1ST FLOOR	1,183	1,183		136.65	161,657	
GAR	GARAGE	0	400		54.66	21,864	
OFF	OPEN PORCH	0	156		14.02	2,186	
Ttl Gross Liv / Lease Area		1,183	3,043			231,348	

