

Property Location

41 FRANCONIA CR

Map ID

4/ 17/ 42/ /

Bldg Name

State Use

101

Vision ID

3367

Account #

3422

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:33:32 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
MEDINA JUVIL 41 FRANCONIA CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	227900	227,900				
						RES LAND	101	117200	117,200				
						RESIDNTL.	101	3100	3,100				
		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				348,200	348,200		

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	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		21455	0221	11-21-2016	Q	I	249,000	00	2023	101	209,200	2022	101	187,400	2021	101	179,700
		15579	0509	12-19-2005	U	I	246,000			101	106,400		101	95,900		101	88,700
		08655	0534	12-01-1993	U	I	126,000			101	2,100		101	2,100		101	2,100
		04441	0203	06-24-1977	U	I	0		Total		317,700	Total		285,400	Total		270,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 227,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,100 Appraised Land Value (Bldg) 117,200 Special Land Value 0 Total Appraised Parcel Value 348,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 348,200									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total																	

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name		Tracing		Batch
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	
202101580	04-29-2021	91	INSULATION	2,892		0			05-22-2018			400	15	PERMIT VISIT	
201702588	09-25-2017	62	SOLAR	26,334	05-22-2018	100	05-22-2018	SOLAR ON FRONT	01-23-2017			317	16	FIELDREV CHG	
133	06-01-1990	MN	Manual Note	5,500				POOL DECK	05-07-2004			318	14	INSPECTED	
222	01-01-1984	MN	Manual Note					ADD-LR	04-06-2004			250	22	MAILER SENT	
									04-01-2004			311	2	MEASURED	
									01-08-1991			107	15	PERMIT VISIT	
									07-30-1990			131	15	PERMIT VISIT	

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				24,026 SF	4.89	1.050	6	LAND	0.95	NA	1.00	TOP1		0		1.000	4.88	117,200		
Total Card Land Units							0.55	AC	Parcel Total Land Area: 0.55							Total Land Value							117,200

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	125.29	
Interior Floor 2	3	HARDWOOD	RCN	307,993	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1977	
AC Type	03	FULL	Effective Year Built	1995	
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	227,900	
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 Va
02	SHED/FR			L	160	12.00	2003	70	0.00	GD	A	1.00	1,300
19	PATIO			L	320	8.00	70	0.00	GD	A	1.00	1,800	
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		30.62	31,597	
FFL	1ST FLOOR	1,469	1,469		153.38	225,320	
GAR	GARAGE	0	575		61.35	35,278	
OPF	OPEN PORCH	0	108		15.62	1,687	
WDK	WOOD DECK	0	462		30.54	14,111	
Ttl Gross Liv / Lease Area		1,469	3,646			307,993	

