

Property Location

138 FRANCONIA CR

Map ID

4/ 18/ 41/ /

Bldg Name

State Use

101

Vision ID

3368

Account #

3423

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:33:41 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
BACH KATHLEEN A						Description	Code	Appraised	Assessed													
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	166000	166,000														
					RES LAND	101	116200	116,200														
					RESIDNTL.	101	500	500														
138 FRANCONIA CR	DRAINAGE		VIEW	COMMUNITY																		
SUPPLEMENTAL DATA																						
EAST LONGMEADOW MA 01028	Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed			Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		282,700	282,700													
GIS ID	F_375495_2851293																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
BACH KATHLEEN A		04775 0089	06-01-1979	U	I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
								2023	101	154,600	2022	101	139,400	2021	101	133,500						
									101	105,500		101	95,200		101	87,800						
									101	300		101	300		101	300						
								Total		260,400	Total		234,900	Total		221,600						
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																						
ASSESSING NEIGHBORHOOD									APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)							166,000							
0001				101		NA		Appraised Xf (B) Value (Bldg)							0							
									Appraised Ob (B) Value (Bldg)							500						
									Appraised Land Value (Bldg)							116,200						
									Special Land Value							0						
									Total Appraised Parcel Value							282,700						
									Valuation Method							C						
									Adjustment													
									Net Total Appraised Parcel Value							282,700						
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								
201603026	01-03-2017	62	SOLAR	7,722	05-22-2018	100	05-22-2018	SOLAR ON FRONT	05-22-2018			400	15	PERMIT VISIT								
201402763	11-01-2014	62	SOLAR	19,125	03-19-2015	100	03-19-2015	ROOF TOP	03-19-2015			317	15	PERMIT VISIT								
									05-25-2004			319	14	INSPECTED								
									04-06-2004			250	22	MAILER SENT								
									04-02-2004			311	2	MEASURED								
									04-24-1992			131	3	MEAS+INSPCTD								
									04-01-1992			107	22	MAILER SENT								
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				21,479 SF	5.42	1.050	6	LAND	0.95	NA	1.00	TOP1		0		1.000	5.41	116,200	
							Total Card Land Units	0.49	AC	Parcel Total Land Area:					0.49						Total Land Value	116,200

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	1	WOOD SHING	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	127.70	
Interior Floor 2			RCN	267,664	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1977	
AC Type	03	FULL	Effective Year Built	1983	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	38	
Total Rooms	7		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	62	
Extra Kitchen St			RCNLD	166,000	
FBM Sqft			Dep % Ovr		
FBM Quality			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
02	SHED/FR			L	64	12.00	2002	70	0.00	GD	A	1.00	500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1983	62	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		28.24	23,048	
FFL	1ST FLOOR	864	864		141.40	122,167	
PAT	PATIO	0	320		7.07	2,262	
SFL	2ND FLOOR	850	850		141.40	120,187	
Ttl Gross Liv / Lease Area		1,714	2,850			267,664	

