

Property Location

90 FRANCONIA CR

Map ID

4/ 27/ 24/ /

Bldg Name

State Use

101

Vision ID

3378

Account #

3433

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:35:25 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
HRDLICKA AMY B						Description	Code	Appraised	Assessed													
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	186200	186,200														
					RES LAND	101	118900	118,900														
					RESIDNTL.	101	1200	1,200														
90 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		306,300	306,300													
GIS ID F_374840_2851423																						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
HRDLICKA AMY B FEDERAL NAT`L MORTGAGE AS MANZI FRANK A III + AUDRE MERCIER EDWARD C MERCIER EDWARD C	09977	0528	08-28-1997	U	I	116,600	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
	09859	0549	05-14-1997	U	I	97,750	1L	2023	101	173,000	2022	101	156,900	2021	101	150,200						
	07488	0394	06-28-1990	U	I	134,000			101	108,100		101	97,300		101	90,100						
	07271	0051	09-20-1989	U	I	1	1A		101	800		101	800		101	800						
	06416	0101	03-13-1987	U	I	125,000																
Total								281,900		Total		255,000		Total		241,100						
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)				186,200										
0001				101		NA		Appraised Xf (B) Value (Bldg)				0										
								Appraised Ob (B) Value (Bldg)				1,200										
								Appraised Land Value (Bldg)				118,900										
								Special Land Value				0										
								Total Appraised Parcel Value				306,300										
								Valuation Method				C										
								Adjustment														
								Net Total Appraised Parcel Value				306,300										
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								
201702610	10-06-2017	4	ADDITION	60,000	03-01-2018	100	03-01-2018	12X16 KITCHEN &	03-01-2018			333	15	PERMIT VISIT								
374	12-01-2005	4	ADDITION	7,500				11X40 FAM RM-PER	02-03-2006			311	14	INSPECTED								
119	05-20-2003	10	SHED	3,500					02-03-2006			311	14	INSPECTED								
80	01-01-1985	MN	Manual Note					PORCH	04-01-2004			311	2	MEASURED								
									01-29-2004			296	15	PERMIT VISIT								
									08-22-1990			131	3	MEAS+INSPCTD								
									05-15-1980			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				15,012 SF	7.54	1.050	6	LAND	1.00	NA	1.00			0		1.000	7.92	118,900	
Total Card Land Units							0.34 AC	Parcel Total Land Area: 0.34							Total Land Value							118,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
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	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1			Adj Base Rate	130.11	
Interior Floor 2	4	CARPET	RCN	258,570	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1975	
AC Type	01	NONE	Effective Year Built	1993	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating	03	
Half Baths	0		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	28	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	72	
Extra Kitchen St			RCNLD	186,200	
FBM Sqft	528		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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	144	12.00	2003	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,056		28.77	30,378	
FFL	1ST FLOOR	1,320	1,320		143.97	190,040	
GAR	GARAGE	0	552		57.64	31,817	
OPF	OPEN PORCH	0	60		14.40	864	
WDK	WOOD DECK	0	192		28.49	5,471	
Ttl Gross Liv / Lease Area		1,320	3,180			258,570	

