

Property Location

80 FRANCONIA CR

Map ID

4/ 29/ 22/ /

Bldg Name

State Use

101

Vision ID

3381

Account #

3436

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:35:54 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
DUSZA MICHAEL F DUSZA JANICE E 80 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_374884_2851215		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	202800	202,800		
						RES LAND	101	120200	120,200		
						RESIDNTL.	101	500	500		
		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#					
						Total				323,500	323,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUSZA MICHAEL F		04644	0322	08-18-1978	U	I	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	101	188,700	2022	101	169,700	2021	101	162,700
								101	109,200	101	98,300	101	91,000			
								101	300	101	300					
						Total		298,200		Total		268,300		Total		254,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
			Total								

ASSESSING NEIGHBORHOOD				Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value					
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	
172	05-18-2006	4	ADDITION	50,000				OC 11/1/2006 12` X WOOD STOVE ADDITION	03-26-2018			333	2	MEASURED	
52	04-01-1991	MN	Manual Note	2,591					11-21-2008				317	15	PERMIT VISIT
37	01-01-1986	MN	Manual Note						02-01-2008				317	14	INSPECTED
									01-18-2008				317	15	PERMIT VISIT
									12-07-2006			311	15	PERMIT VISIT	
									12-07-2006			311	15	PERMIT VISIT	
									06-04-2004			319	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				17,468 SF	6.55	1.050	6	LAND	1.00	NA	1.00			0		1.000	6.88	120,200		
							Total Card Land Units	0.40	AC	Parcel Total Land Area:				0.40								Total Land Value	120,200

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	8	BRICK VENR	101	ONE FAM	Percentage
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		126.43
Interior Floor 2	4	CARPET	RCN		277,789
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1976
AC Type	03	FULL	Effective Year Built		1994
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
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		73
Extra Kitchen St			RCNLD		202,800
FBM Sqft	612		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	64	12.00	1976	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,224		28.47	34,848	
FFL	1ST FLOOR	1,508	1,508		142.24	214,494	
GAR	GARAGE	0	360		56.89	20,482	
OPF	OPEN PORCH	0	52		13.68	711	
WDK	WOOD DECK	0	256		28.34	7,254	
Ttl Gross Liv / Lease Area		1,508	3,400			277,789	

