

Property Location

72 FRANCONIA CR

Vision ID

3384

Account #

3439

Map ID

4/ 31/ 20/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

11/14/2023 1:36:25 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
DINNIE CRAIG C DINNIE HOLLY M 72 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_375038_2851009		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		232300		232,300																							
										RES LAND		101		122700		122,700																							
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		5100		5,100																							
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										360,100								360,100																					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
DINNIE CRAIG C SIEGEL DAVID M + MIRIAM J, BOUDREAU JEANNE M SMITH JAMES M + DORIS M		11888		0357		09-28-2001		U		I		215,000				Year		Code		Assessed		Year		Code		Assessed													
		09201		0085		07-26-1995		U		I		148,000		2023		101		216,100		2022		101		196,400		2021		101		188,300									
		08153		0191		08-28-1992		U		I		157,000				101		111,500				101		100,400		101		93,100											
		04227		0330		01-29-1976		U		I		0				101		3,500				101		3,500		101		3,500											
Total										331,100								Total								300,300		Total		284,900									
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)										232,300																					
0001				101		NA		Appraised Xf (B) Value (Bldg)										0																					
																		Appraised Ob (B) Value (Bldg)										5,100											
																		Appraised Land Value (Bldg)										122,700											
																		Special Land Value										0											
																		Total Appraised Parcel Value										360,100											
																		Valuation Method										C											
																		Adjustment																					
																		Net Total Appraised Parcel Value										360,100											
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											
202003047		12-01-2020		14		MIN ALT		787		06-28-2021		100		06-28-2021		ENTRY DOOR		06-28-2021						400		15		PERMIT VISIT											
201200163		01-20-2012		91		INSULATION		1,291								BLOWN-IN NVC		03-23-2018						333		4		INFO AT DOOR											
171		05-27-2008		9		ALTERATION		6,096								INSTALL TWO SLIDI		06-01-2012						317		15		PERMIT VISIT											
183		01-01-1986		MN		Manual Note										ADDITION		11-21-2008						317		15		PERMIT VISIT											
																		05-03-2004						319		14		INSPECTED											
																		04-06-2004						250		22		MAILER SENT											
																		04-01-2004						311		2		MEASURED											
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								22,764 SF		5.13		1.050		6		LAND		1.00		NA		1.00				0		1.000		5.39		122,700	
Total Card Land Units														0.52		AC		Parcel Total Land Area:				0.52				Total Land Value										122,700			

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	4	VINYL	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		118.00
Interior Floor 1	3	HARDWOOD	RCN		322,644
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1975
Heat Type	1	FORCED H/A	Effective Year Built		1993
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		28
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		72
Extra Kitchens	0		RCNLD		232,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	691		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
01	SHED/MTL			L	48	10.00	2000	60	0.00	AV	A	1.00	300
07	POOL A-C	OB	Outbuildi	L	27	69.00	1983	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	410	15.00	1983	60	0.00	AV	A	1.00	3,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		26.44	22,848	
FFL	1ST FLOOR	1,134	1,134		132.07	149,766	
GAR	GARAGE	0	624		52.91	33,017	
OFP	OPEN PORCH	0	60		13.21	792	
PAT	PATIO	0	408		6.47	2,641	
SFL	2ND FLOOR	778	778		132.07	102,750	
WDK	WOOD DECK	0	408		26.54	10,830	
Ttl Gross Liv / Lease Area		1,912	4,276			322,644	

