

Property Location

60 FRANCONIA CR

Map ID

4/ 33/ 18/ /

Bldg Name

State Use

101

Vision ID

3386

Account #

3441

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:36:47 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
SOWERS ANTHONY J 60 FRANCONIA CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	165500	165,500												
						RES LAND	101	119300	119,300												
						RESIDNTL.	101	2200	2,200												
		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_375306_2851027						Total		287,000	287,000												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
SOWERS ANTHONY J		21119	0365	03-31-2016	Q	I	245,000	00	Year	Code	Assessed	Year	Code	Assessed							
AMORE CLAUDIA F		20608	0037	02-26-2015	U	I	1	1F	2023	101	155,000	2022	101	145,100							
WYSOCKI CLAUDIA F		17280	0592	05-05-2008	U	I	247,500			101	108,500		101	97,600							
TRUDEAU,MATTHEW C		12638	0247	10-09-2002	U	I	166,700	1S		101	1,700		101	1,700							
HOUSEHOLD FINANCE,CORPORATION II		12329	0021	04-26-2002	U	I	175,541	1L					101	800							
									Total	265,200	Total	244,400	Total	230,000							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
									APPRAISED VALUE SUMMARY 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 165,500 0 2,200 119,300 0 287,000 C 287,000												
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							
202100288	01-25-2021	91	INSULATION	1,070		0		18' ABOVE GROUND	07-14-2021			334	15	PERMIT VISIT							
202003048	12-01-2020	20	WOOD STOVE	6,000	07-14-2021	100	07-14-2021		04-15-2016			317	3	MEAS+INSPCTD							
202002211	08-04-2020	11	POOL	4,000	07-14-2021	100	07-14-2021		04-28-2014			105	15	PERMIT VISIT							
201601877	06-06-2016	91	INSULATION	3,200		0			09-02-2010			316	2	MEASURED							
201303042	11-15-2013	12	REROOF	10,560	04-28-2014	100	04-28-2014		07-21-1998			232	3	MEAS+INSPCTD							
									04-13-1992			131	14	INSPECTED							
									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				16,056 SF	7.08	1.050	6	LAND	1.00	NA	1.00			0		1.000	7.43	119,300
Total Card Land Units							0.37	AC	Parcel Total Land Area:				0.37	Total Land Value							119,300

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	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	Percentage
Roof Structure	2	HIP			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	148.76	
Interior Floor 2			RCN	229,838	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1975	
AC Type	03	FULL	Effective Year Built	1993	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	28	
Total Rooms	5		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	72	
Extra Kitchen St			RCNLD	165,500	
FBM Sqft	650		Dep % Ovr		
FBM Quality	3		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	160	12.00	2008	70	0.00	GD	A	1.00	1,300
07	POOLA-C	OB	Outbuildi	L	18	69.00		70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		36.02	34,584	
FFL	1ST FLOOR	960	960		180.12	172,919	
GAR	GARAGE	0	276		71.79	19,814	
PAT	PATIO	0	288		8.76	2,522	
Ttl Gross Liv / Lease Area		960	2,484			229,838	

