

Property Location		85 FRANCONIA CR		Map ID		4/ 84/ 28/ /		Bldg Name		State Use 101	
Vision ID		3455		Account #		3510		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 1:48:24 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
CHABAN STEVEN C CHABAN LORRAINE M 85 FRANCONIA CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	199700	199,700		
						RES LAND	101	119700	119,700		
						RESIDNTL.	101	900	900		
		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		320,300	320,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CHABAN STEVEN C MELLOR, THOMAS A TADDIA ROBERT E + CHERYL J,		17362	0266	06-23-2008	U	I	236,000	2023	101	182,900	2022	101	164,700	2021	101	157,700
		14086	0544	04-12-2004	U	I	224,900		101	108,800		101	97,900		101	90,900
		04394	0105	03-10-1977	U	I	0		101	500		101	500		101	500
		Total		292,200	Total	263,100	Total		249,100							

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	YEAR	Amount					Comm Int
									APPRAISED VALUE SUMMARY			
Total												

ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 199,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 119,700 Special Land Value 0 Total Appraised Parcel Value 320,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 320,300			
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	
315	10-07-2008	9	ALTERATION	10,000		0		SIDING, WINDOWS ABV GRND ADDITION	03-23-2018			333	2	MEASURED	
216	08-03-2004	11	POOL	1,900					08-07-2009				375	14	INSPECTED
167	01-01-1983	MN	Manual Note						11-21-2008				317	15	PERMIT VISIT
									12-15-2004				311	15	PERMIT VISIT
									04-02-2004			319	3	MEAS+INSPCTD	
									07-20-1992			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				16,768 SF	6.80	1.050	6	LAND	1.00	NA	1.00			0		1.000	7.14	119,700		
Total Card Land Units							0.38	AC	Parcel Total Land Area: 0.38							Total Land Value							119,700

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			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	126.70	
Interior Floor 2	4	CARPET	RCN	269,798	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1977	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	26	
Total Rooms	6		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	74	
Extra Kitchen St			RCNLD	199,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	120	12.00	2011	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,404		27.83	39,079	
FFL	1ST FLOOR	1,428	1,428		139.07	198,594	
GAR	GARAGE	0	528		55.58	29,344	
OFP	OPEN PORCH	0	24		11.59	278	
PAT	PATIO	0	360		6.95	2,503	
Ttl Gross Liv / Lease Area		1,428	3,744			269,798	

