

Property Location

79 FRANCONIA CR

Vision ID

3456

Account #

3511

Map ID

4/ 85/ 29/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

11/14/2023 1:48:34 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
COPPOLO JOHN R 79 FRANCONIA CR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	190800	190,800													
					RES LAND	101	119000	119,000													
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	3000	3,000													
SUPPLEMENTAL DATA						Total				312,800	312,800										
GIS ID F_375089_2851288		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
COPPOLO JOHN R RINDONE,DOUGLAS A		17959 04433	0556 0372	08-26-2009 06-10-1977	U U	I I	239,900 0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
									2023	101	175,500	2022	101	159,000	2021	101	152,600				
										101	108,200		101	97,400		101	90,300				
										101	1,700		101	1,700		101	1,700				
Total								285,400		Total		258,100		Total		244,600					
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)190,800 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)3,000 Appraised Land Value (Bldg)119,000 Special Land Value0 Total Appraised Parcel Value312,800 Valuation MethodC Adjustment Net Total Appraised Parcel Value312,800												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			NA														
NOTES																					
FY11 ABT GRANTED																					
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							
320	10-06-2010	18	CHIMNEY	200				NVC FOR PELLET	03-23-2018			333	4	INFO AT DOOR							
124	05-01-1992	MN	Manual Note	25,000				ADDITION	12-02-2010			317	15	PERMIT VISIT							
									10-28-2010			311	3	MEAS+INSPCTD							
									02-10-2010			317	16	FIELDREV CHG							
									05-27-2004			319	14	INSPECTED							
									04-02-2004			319	2	MEASURED							
									02-26-1993			131	15	PERMIT VISIT							
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				15,331 SF	7.39	1.050	6	LAND	1.00	NA	1.00			0		1.000	7.76	119,000
Total Card Land Units							0.35	AC	Parcel Total Land Area:				0.35	Total Land Value							119,000

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	
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	3	HARDWOOD	Adj Base Rate	133.49	
Interior Floor 2	4	CARPET	RCN	257,779	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1977	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	26	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	74	
Extra Kitchen St			RCNLD	190,800	
FBM Sqft	756		Dep % Ovr		
FBM Quality	3		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
06	CARPORT			L	336	15.00	2014	60	0.00	AV	A	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		30.90	31,143	
FFL	1ST FLOOR	1,318	1,318		154.17	203,201	
GAR	GARAGE	0	370		61.67	22,818	
OPF	OPEN PORCH	0	40		15.42	617	
Ttl Gross Liv / Lease Area		1,318	2,736			257,779	

