

Property Location

25 CROSS MEADOW RD

Map ID

61/ 56/ 26/ /

Bldg Name

State Use

101

Vision ID

4752

Account #

4825

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 8:00:40 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FRANKLIN DANIEL M + KRISTEN M 25 CROSS MEADOW RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed							
										RESIDNTL.		101				335200		335,200							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				149300		149,300							
		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_389374_2851969								Total		484,500		484,500											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
FRANKLIN DANIEL M + KRISTEN M FERRERO DANIEL J + LINDA B TR FERRERO LOUIS J , MALINSKI JOHN P + LORI S		20441		0074		09-26-2014		Q		I		315,000		00											
		19328		0383		06-29-2012		U		I		310,000		00		2023 101 310,800 2022 101 280,500 2021 101 268,500									
		08876		0072		06-30-1994		U		I		199,000				101 135,000 101 121,500 101 112,600									
		05809		0573		05-09-1985		U		I		27,900													
														Total		445,800		Total		402,000		Total		381,100	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int													
		Total																							
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch						Appraised BLDG. Value (Card)				335,200									
0001				101		NG						Appraised Xf (B) Value (Bldg)				0									
												Appraised Ob (B) Value (Bldg)				0									
												Appraised Land Value (Bldg)				149,300									
												Special Land Value				0									
												Total Appraised Parcel Value				484,500									
												Valuation Method				C									
												Adjustment													
												Net Total Appraised Parcel Value				484,500									
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											
201203257	10-11-2012	20	WOOD STOVE	2,800				FIREPLACE INSER	10-31-2014			317	3	MEAS+INSPCTD											
295	11-21-1996	MN	Manual Note	1,200				SHED	05-31-2013			317	15	PERMIT VISIT											
154	06-12-1995	MN	Manual Note	5,800				PORCH	05-31-2012			317	15	PERMIT VISIT											
									04-25-2008			317	3	MEAS+INSPCTD											
									07-31-2001			247	4	INFO AT DOOR											
									07-31-2001			247	2	MEASURED											
									02-11-1997			105	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	RA				27,000 SF	4.42	1.250	8	LAND	1.00	NG	1.00		0		1.000	5.53	149,300					
Total Card Land Units							0.62	AC	Parcel Total Land Area: 0.62							Total Land Value					149,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#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		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	111.62	
Interior Floor 2			RCN	424,334	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	21	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	79	
Extra Kitchen St			RCNLD	335,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,239		28.11	62,948	
EFP	ENCL PORCH	0	224		70.25	15,737	
FFL	1ST FLOOR	2,239	2,239		140.51	314,597	
GAR	GARAGE	0	528		56.15	29,647	
OFF	OPEN PORCH	0	95		14.79	1,405	
Ttl Gross Liv / Lease Area		2,239	5,325			424,334	

