

State Use 101
Print Date 11/14/2023 9:38:08 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
DIFRANCO MARK C DIFRANCO LISA D 75 MARCI AV EAST LONGMEADOW MA 01028 GIS ID F_390248_2852356												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		554000		554,000																
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		160100		160,100																
				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		714,100		714,100																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
DIFRANCO MARK C DIFRANCO LISA D DIFRANCO MARK SCHNEIDER DOLORES F AMHERST SAVINGS REALTY CO				23095 0499		02-21-2020		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed		
				09370 0330		01-23-1996		U		I		1		1A		2023		101		509,700		2022		101		453,700		2021		101		435,600		
				09188 0191		07-17-1995		U		I		300,000						101		146,100				101		132,100				101		122,500		
				08631 0127		11-12-1993		U		I		213,500		1L																				
				08328 0083		02-03-1993		U		I		225,000		1L																				
																Total		655,800		Total		585,800		Total		558,100								
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 BLDG. Value (Card) 554,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 160,100 Special Land Value 0 Total Appraised Parcel Value 714,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 714,100																		
Nbhd		Nbhd Name				Tracing				Batch																								
0001						101				NG																								
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						
B-23-360		05-17-2023		12		REROOF		69,980		04-20-2017		0		04-20-2017		36 REPLACEMENT		04-20-2017						317		15		PERMIT VISIT						
201602997		12-20-2016		25		WINDOWS		23,542				100						08-31-2006						311		3		MEAS+INSPCTD						
																		02-07-2000						247		14		INSPECTED						
																		01-08-2000						247		2		MEASURED						
																		07-23-1992						131		14		INSPECTED						
																		02-11-1981						500		1		LEFT NOTICE						
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				40,000	SF	3.12	1.250	8	LAND	1.00	NG	1.00			0				1.000	3.9	156,000									
1	101	ONE FAM		RA				0.590	AC	7,000.00	1.000	0		1.00	NG	1.00			0				1.000	7,000	4,100									
Total Card Land Units																1.51		AC	Parcel Total Land Area: 1.51				Total Land Value										160,100	

Account # 5357

Bldg # 1

Card # 1 of 2

State Use 101
Print Date 11/14/2023 9:38:09 A

The diagram illustrates a site layout with various rectangular zones. The zones are defined by red and blue lines, with dimensions indicated by numbers along the boundaries.

Red-outlined areas:

- GAR:** A large rectangle on the left, 36 units wide and 42 units high.
- STG (700 sf):** A rectangle at the top left, 38 units wide and 21 units high.
- EFP:** A rectangle in the center, 10 units wide and 21 units high.
- WDK:** A rectangle at the top right, 12 units wide and 24 units high.
- OFP:** A small rectangle at the bottom center, 20 units wide and 5 units high.

Blue-outlined areas:

- CFL BMT:** A rectangle in the center, 18 units wide and 17 units high.
- TQS FFL BMT:** A rectangle in the center, 9 units wide and 9 units high.
- UAT SFL BMT:** A large rectangle on the right, 14 units wide and 32 units high.

Dimensions are indicated by numbers along the lines. For example, the top boundary of the GAR area is 36, and its right boundary is 42. The top boundary of the STG area is 38, and its right boundary is 21.

A large, two-story red brick house with white trim and a dark roof. The house features a central entrance with a white portico supported by columns. There are several windows with white frames, including dormers on the roof. The house is surrounded by trees with autumn foliage in shades of orange, yellow, and red. A green lawn is in the foreground.

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW								
DIFRANCO MARK C DIFRANCO LISA D 75 MARCI AV EAST LONGMEADOW MA 01028 GIS ID F_390248_2852356		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDENTL.	101	554000	554,000													
						RES LAND	101	160100	160,100													
		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		714,100	714,100											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
								2023	101	509,700	2022	101	453,700	2021	101	435,600						
									101	146,100		101	132,100		101	122,500						
								Total		655,800	Total		585,800	Total		558,100						
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 Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 160,100 Special Land Value 0 Total Appraised Parcel Value 714,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 714,100														
Nbhd		Nbhd Name		Tracing		Batch																
0001						NG																
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
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			
											LAND											
Total Card Land Units								Parcel Total Land Area:								Total Land Value						

Property Location 75 MARCI AV
Vision ID 5280

Account # 5357

Map ID 73/ 3/ 16/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 2 of 2

State Use 101
Print Date 11/14/2023 9:38:10 A

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description				Element	Cd	Description					
Style						Basement Floor							
Model													
Grade													
Stories													
Foundation													
Exterior Wall 1													
Exterior Wall 2													
Roof Structure													
Roof Cover													
Interior Wall 1						MIXED USE							
Interior Wall 2		Code	Description			Percentage							
Interior Floor 1													
Interior Floor 2		COST / MARKET VALUATION											
Heat Fuel		Adj Base Rate											
Heat Type		RCN											
AC Type		Net Other Adj											
Bedrooms		Year Built											
Full Baths		Effective Year Built											
Half Baths		Depreciation Code											
Extra Fixtures		Remodel Rating											
Total Rooms		Year Remodeled											
Bath Style		Depreciation %											
Half Bath Style		Functional Obsol											
Kitchens		External Obsol											
Kitchen Style		Cost Trend Factor											
Extra Kitchens		Condition											
Extra Kitchen St		% Complete											
FBM Sqft		Overall % Condition											
FBM Quality		RCNLD											
Fireplaces		Dep % Ovr											
WS Flues		Dep Ovr Comment											
Central Vac		Misc Imp Ovr											
Frame		Misc Imp Ovr Comment											
		Cost to Cure Ovr											
		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			
WDK	WOOD DECK					0	744		25.26	18,792			
Ttl Gross Liv / Lease Area													