Property Location 9 CHANNING RD | Map ID 3/ 36A/ E/ / | Bldg Name | State Use 101
Vision ID 2583 | Account # 2629 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/21/2024 9:32:45 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
FRECCERO RICHARD L				
FRECCERO JUDITH A	TOPO WET	EASEMENT	TRAFFIC	CORNER
9 CHANNING RD	DRAINAGE		VIEW	COMMUNITY
SPRINGFIELD MA 01108				

GIS ID F_374459_2853137

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	232600	232,600
RES LAND	101	116300	116,300
	Total	348,900	348,900

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FRECCERO RICHARD L	22092	0241	03-14-2018	U	I	100	1A
FRECCERO RICHARD L	09662	0042	10-24-1996	U	I	1	1
FRECCERO RICHARD L +	07581	0504	11-02-1990	U	I	1	1A
FRECCERO RICHARD L	06570	0477	07-24-1987	U	I	157,900	
PROVENCHER	05868	0008	08-02-1985	U	I	13,500	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	215,300	2023	101	197,900	2022	101	186,100
	101	116,300		101	105,700		101	95,200
	Total	331,600		Total	303,600		Total	281,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NA

NOTES

LOTS 57-58

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	232,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	116,300
Special Land Value	0
Total Appraised Parcel Value	348,900
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	348,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
329	01-01-1986	MN	Manual Note					SFR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-15-2024			334	2	MEASURED
03-06-2018			333	3	MEAS+INSPCTD
04-26-2004			317	14	INSPECTED
04-07-2004			250	22	MAILER SENT
04-06-2004			316	2	MEASURED
07-27-1992			131	14	INSPECTED
05-06-1992			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	RC				10,000	SF	11.08	1.050	6	LAND	1.00	NA	1.00			0			1.000	11.63	116,300
						Total Card Land Units	0.23	AC	Parcel Total Land Area:	0.23												Total Land Value	116,300

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	18	SPLIT ENT
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style	N	NONE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft	351	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

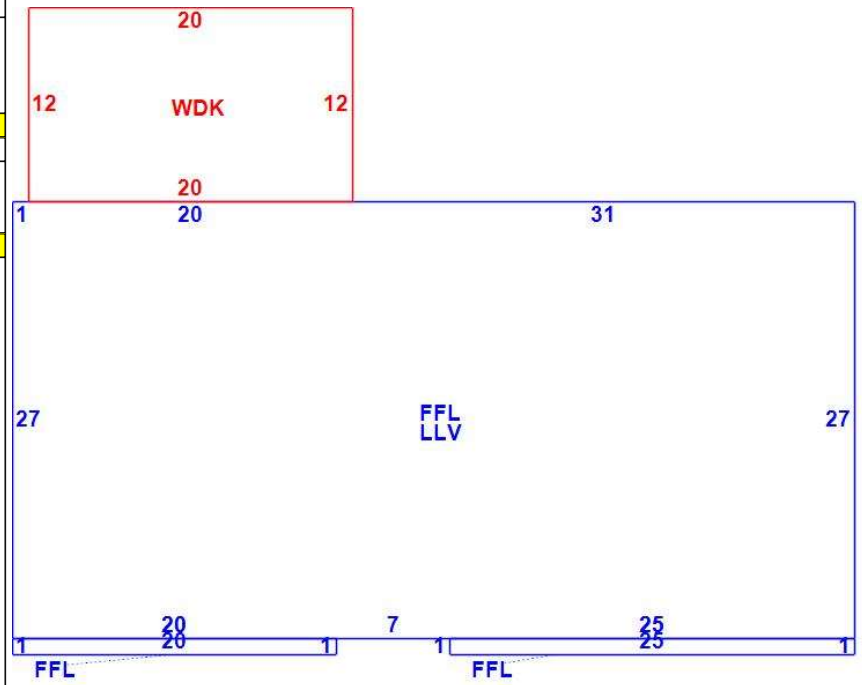
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	2	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	140.71
RCN	294,444
Net Other Adj	
Year Built	1986
Effective Year Built	2000
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	79
RCNLD	232,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
FFL	1ST FLOOR	1,449	1,449		159.33	230,871
LLV	LOWR LEVEL	0	1,404		39.83	55,925
WDK	WOOD DECK	0	240		31.87	7,648
	Ttl Gross Liv / Lease Area	1,449	3,093			294,444