

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
NELL NICOLE M 59 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_375290_2851221 Mailed												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	200400			200,400											
												RES LAND		101	122000			122,000											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5200			5,200											
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
				Total										327,600			327,600												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
NELL NICOLE M POREMB THERESA GARTSBEYN INNA WITZ KATHLEEN DEBEVEC				22716 0593		06-19-2019		Q	I	285,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				21785 0205		07-28-2017		Q	I	250,000		00	2024	101	188,500	2023	101	175,500	2022	101	162,400								
				08102 0122		07-06-1992		U	I	144,000				101	122,000		101	111,100		101	99,900								
				05651 0355		07-16-1984		U	I	87,000				101	5,200		101	500		101	500								
													Total	315,700	Total			287,100		Total	262,800								
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												APPRaised VALUE SUMMARY													
Nbhd		Nbhd Name						Tracing			Batch																		
0001								101			NA																		
NOTES																													
																		Appraised BLDG. Value (Card)										200,400	
																		Appraised Xf (B) Value (Bldg)										0	
																		Appraised Ob (B) Value (Bldg)										5,200	
																		Appraised Land Value (Bldg)										122,000	
																		Special Land Value										0	
																		Total Appraised Parcel Value										327,600	
																		Valuation Method										C	
																		Adjustment											
																		Net Total Appraised Parcel Value										327,600	
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						
202202068		06-09-2022		10	SHED		12,768		06-30-2023		100	06-30-2023		12X 24		06-30-2023					334	15	PERMIT VISIT						
201902958		10-01-2019		91	INSULATION		1,500				0					05-29-2018					400	15	PERMIT VISIT						
201500319		02-10-2015		62	SOLAR		29,325		03-03-2017		0	05-29-2018		CANCELED		03-03-2017					317	15	PERMIT VISIT						
201402445		09-08-2014		9	ALTERATION		2,884		03-19-2015		100	03-19-2015		ENTRY DOOR NVC		04-01-2016					317	15	PERMIT VISIT						
170		06-14-2007		17	DECK		4,500							REPLACE EXISTIN		04-17-2015					317	15	PERMIT VISIT						
																03-19-2015					317	15	PERMIT VISIT						
																12-26-2007					317	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				21,444 SF		5.42	1.050	6	LAND	1.00	NA	1.00			0			1.000	5.69		122,000				
								Total Card Land Units		0.49	AC	Parcel Total Land Area: 0.49												Total Land Value		122,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	2	
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	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		156.69
Interior Floor 2	6	CERAMIC TL	RCN		278,293
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1976
AC Type	03	FULL	Effective Year Built		1993
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		28
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		72
Extra Kitchen St	N	NONE	RCNLD		200,400
FBM Sqft	484		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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
19	PATIO			L	500	8.00	2021	70	0.00	GD	A	1.00	2,800
02	SHED/FR			L	288	12.00	2023	70	0.00	GD	A	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,088	1,088		200.21	217,829	
LLV	LOWR LEVEL	0	968		50.05	48,451	
PAT	PATIO	0	240		10.01	2,403	
WDK	WOOD DECK	0	240		40.04	9,610	
Ttl Gross Liv / Lease Area		1,088	2,536			278,293	

