

State Use 101
Print Date 11/22/2024 12:27:22

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		RESIDENTL.		101		591300		591,300																									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		160100		160,100																									
				SUPPLEMENTAL DATA								Total		751,400		751,400																											
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		2024		101		554,000		2023		101		509,700		2022		101		453,700											
				09188 0191		07-17-1995		U		I		300,000						101		160,100				101		146,100		101		132,100													
				08631 0127		11-12-1993		U		I		213,500		1L																													
AMHERST SAVINGS REALTY CO				08328 0083		02-03-1993		U		I		225,000		1L		Total		714,100		Total		655,800		Total		585,800																	
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																																											
ASSESSING NEIGHBORHOOD												Appraised BLDG. Value (Card) 591,300 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 751,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 751,400																															
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		06-11-2024		100						06-11-2024						450		15		PERMIT VISIT			
												201602997		12-20-2016		25		WINDOWS		23,542		04-20-2017		100		04-20-2017		36 REPLACEMENT		04-20-2017						317		15		PERMIT VISIT			
																				08-31-2006 311 3 MEAS+INSPECTD 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 Name
Sec # 1 of 1

Card # 1 of 2

State Use 101
Print Date 11/22/2024 12:27:22

[illegible]A large, two-story red brick house with white trim, multiple dormers, and a central entrance, surrounded by a green lawn and trees with autumn foliage. The house features a dark roof with two chimneys and a central entrance with a decorative pediment. The surrounding landscape includes a well-maintained lawn and trees with vibrant autumn colors.

State Use 101
Print Date 11/22/2024 12:27:23

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
DIFRANCO MARK C DIFRANCO LISA D 75 MARCI AV EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		591300		591,300																			
				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#																													
GIS ID F_390248_2852356														Total		751,400		751,400																			
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					
																2024		101		554,000		2023		101		509,700		2022		101		453,700					
																		101		160,100				101		146,100				101		132,100					
																Total		714,100		Total		655,800		Total		585,800											
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															
																								Appraised BLDG. Value (Card)													
																								Appraised Xf (B) Value (Bldg)													
																								Appraised Ob (B) Value (Bldg)													
																								Appraised Land Value (Bldg)													
																								Special Land Value													
																								Total Appraised Parcel Value													
																								Valuation Method													
																								Adjustment													
																												Net Total Appraised Parcel Value									
																												751,400									
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																							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description				Element		Cd	Description			
Style Model Grade Stories Foundation Exterior Wall 1 Exterior Wall 2 Roof Structure Roof Cover Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2 Heat Fuel Heat Type AC Type Bedrooms Full Baths Half Baths Extra Fixtures Total Rooms Bath Style Half Bath Style Kitchens Kitchen Style Extra Kitchens Extra Kitchen St FBM Sqft FBM Quality FIN ATC Sqft FIN ATC Quality Fireplaces WS Flues						Central Vac							
						Basement Floor							
						Bsmt Garage							
						Units							
						MIXED USE							
						Code	Description						Percentage
						COST / MARKET VALUATION							
						Adj Base Rate							
						RCN							
Net Other Adj													
Year Built													
Effective Year Built													
Depreciation Code													
Remodel Rating													
Year Remodeled													
Depreciation %													
Functional Obsol													
External Obsol													
Cost Trend Factor													
Condition													
% Complete													
Overall % Condition													
RCNLD													
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			
WDK	WOOD DECK					0	744		27.28	20,295			
Ttl Gross Liv / Lease Area													