

State Use 101
Print Date 11/25/2024 7:30:51 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
FRANCO D REAL ESTATE LLC 562 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_379511_2846864												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		150800		150,800															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		118100		118,100															
				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		268,900		268,900															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
FRANCO D REAL ESTATE LLC BIANCO PAUL L TRUSTEE OF, BIANCO PAUL L + CLAIRE U				16355 0210		11-28-2006		U		I		1		1F		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				09788 0429		03-06-1997		U		I		1		1A		2024		101		139,200		2023		101		127,500		2022		101		113,800	
				00000 0000				U				0						101		118,100				101		107,200				101		97,500	
																Total		257,300		Total		234,700		Total		211,300							
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) 150,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 118,100 Special Land Value 0 Total Appraised Parcel Value 268,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 268,900																	
Nbhd		Nbhd Name				Tracing		Batch																									
0001						101		MA																									
NOTES																																	
SUB DIV 1005-																																	
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					
20120280319		08-24-201201-23-2008		608		COMM BLDG RENOVAION		525,0001,000		03-17-2015		00		03-17-2015		7370SF WITH UPPE INTERIOR		03-17-201503-31-201401-09-2009						105317317		151515		PERMIT VISITPERMIT VISITPERMIT 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		IND				25,395	SF	4.65	1.000	5	LAND	1.00	MA	1.00				0			1.000	4.65	118,100								
Total Card Land Units								0.58	AC	Parcel Total Land Area: 0.58								Total Land Value								118,100							

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style		05	CAPE				Central Vac		0	NO			
Model		01	RESIDENTIAL				Basement Floor		12	CONCRETE			
Grade		C	AVERAGE				Bsmt Garage						
Stories		1.50	1 1/2 STORIES				Units		1				
Foundation		1	CONCRETE				MIXED USE						
Exterior Wall 1		4	VINYL				Code		Description			Percentage	
Exterior Wall 2							101		ONE FAM			100	
Roof Structure		1	GABLE									0	
Roof Cover		1	ASPHALT SH									0	
Interior Wall 1		1	DRYWALL				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate					156.40	
Interior Floor 1		3	HARDWOOD				RCN					239,334	
Interior Floor 2		2	SOFTWARE				Net Other Adj						
Heat Fuel		1	OIL				Year Built					1947	
Heat Type		5	STEAM				Effective Year Built					1984	
AC Type		01	NONE				Depreciation Code					AG	
Bedrooms		4					Remodel Rating						
Full Baths		2					Year Remodeled						
Half Baths		0					Depreciation %					37	
Extra Fixtures		0					Functional Obsol						
Total Rooms		7					External Obsol						
Bath Style		A	AVERAGE				Cost Trend Factor					1	
Half Bath Style							Condition						
Kitchens		1					% Complete						
Kitchen Style		A	AVERAGE				Overall % Condition					63	
Extra Kitchens		0					RCNLD					150,800	
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
FIN ATC Sqft							Misc Imp Ovr Comment						
FIN ATC Quality							Cost to Cure Ovr						
Fireplaces		0					Cost to Cure Ovr Comment						
WS Flues													
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	780		34.29	26,745			
EFP	ENCL PORCH					0	140		85.72	12,001			
FFL	1ST FLOOR					780	780		171.44	133,725			
HST	HALF STORY					390	780		85.72	66,863			
Ttl Gross Liv / Lease Area						1,170	2,480			239,334			



