

State Use 101
Print Date 11/20/2025 10:37:51

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
BACH KATHLEEN A 138 FRANCONIA CR EAST LONGMEADOW MA 01028 GIS ID F_375495_2851293												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	204900		204,900																
												RES LAND		101	116200		116,200																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500																
				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#																													
								Total321,600321,600																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
BACH KATHLEEN A				047750089		06-01-1979		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
																2025		101		176,900		2024		101		166,000		2023		101		154,600	
																		101		116,200				101		116,200				101		105,500	
																		101		500				101		500				101		300	
														Total		293,600		Total		282,700		Total		260,400									
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																																	
Nbhd		Nbhd Name				Tracing				Batch																							
0001						101				NA																							
NOTES																																	
																		APPRAISED VALUE SUMMARY															
																		Appraised BLDG. Value (Card)						204,900									
																		Appraised Xf (B) Value (Bldg)						0									
																		Appraised Ob (B) Value (Bldg)						500									
																		Appraised Land Value (Bldg)						116,200									
Special Land Value																		0															
Total Appraised Parcel Value																		321,600															
Valuation Method																		C															
Adjustment																																	
Net Total Appraised Parcel Value																		321,600															
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										
201603026		01-03-2017		62	SOLAR		7,722		05-22-2018		100		05-22-2018		SOLAR ON FRONT		03-27-2025				334	3	MEAS+INSPCTD										
201402763		11-01-2014		62	SOLAR		19,125		03-19-2015		100		03-19-2015		ROOF TOP		05-22-2018				400	15	PERMIT VISIT										
																	03-19-2015				317	15	PERMIT VISIT										
																	05-25-2004				319	14	INSPECTED										
																	04-06-2004				250	22	MAILER SENT										
																	04-02-2004				311	2	MEASURED										
																	04-24-1992				131	3	MEAS+INSPCTD										
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				21,479 SF	5.42	1.050	6	LAND	0.95	NA	1.00	TOP1		0		1.000	5.41	116,200												
Total Card Land Units							0.49 AC	Parcel Total Land Area: 0.49							Total Land Value										116,200								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
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		150.30
Interior Floor 1	3	HARDWOOD	RCN		310,446
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1977
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		34
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		66
Extra Kitchens	0		RCNLD		204,900
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	1		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
02	SHED/FR			L	64	12.00	2002	70	0.00	GD	A	1.00	500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1983	66	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		32.76	26,731	
FFL	1ST FLOOR	864	864		164.00	141,693	
PAT	PATIO	0	320		8.20	2,624	
SFL	2ND FLOOR	850	850		164.00	139,397	
Ttl Gross Liv / Lease Area		1,714	2,850			310,446	

