Property Location 132 FRANCONIA CR | Map ID 4/ 19/ 40/ / | Bldg Name | State Use 101
Vision ID 3369 | Account # 3424 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 10:38:02

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
SAVARIA GARY L LE				
SAVARIA NANCY E LE	**TOPO WET**	**EASEMENT**	**TRAFFIC**	**CORNER**
132 FRANCONIA CR				
	DRAINAGE		**VIEW**	**COMMUNITY**
EAST LONGMEADOW MA 01028				

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#

GIS ID F_375427_2851398

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	249900	249,900
RES LAND	101	113100	113,100
RESIDNTL.	101	1200	1,200
Total		364,200	364,200

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SAVARIA GARY L LE	22104	0183	03-23-2018	U	I	1	1A
SAVARIA GARY L	04512	0088	11-09-1977	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	224,800	2024	101	210,200	2023	101	192,500
	101	113,100		101	113,100		101	102,700
	101	1,200		101	1,200		101	700
	Total	339,100		Total	324,500		Total	295,900

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

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	249,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	113,100
Special Land Value	0
Total Appraised Parcel Value	364,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	364,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-611	08-24-2023	18	CHIMNEY	7,846		0		RELINE
184	06-30-2011	9	ALTERATION	884				REPLACE DOOR
298	09-29-2008	5	DEMOLITION	100				OC 12/23/2008
352	10-19-2006	7	REMODEL	20,000				KITCHEN REMODE
43	04-01-1993	MN	Manual Note	47,700				ADD ALTER
239	08-01-1987	MN	Manual Note	6,500				POOL

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-28-2025			334	2	MEASURED
07-12-2019			334	2	MEASURED
02-03-2012			317	15	PERMIT VISIT
11-21-2008			317	15	PERMIT VISIT
12-07-2006			311	15	PERMIT VISIT
05-27-2004			319	14	INSPECTED
04-06-2004			250	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	RB				15,404	SF	7.36	1.050	6	LAND	0.95	NA	1.00	TOP1		0			1.000	7.34	113,100
						Total Card Land Units	0.35	AC	Parcel Total Land Area:	0.35												Total Land Value	113,100

Property Location 132 FRANCONIA CR | Map ID 4/ 19/ 40/ / | Bldg Name | State Use 101
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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	6	SALTBOX
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	3	ELECTRIC
Heat Type	6	ELECTRC BB
AC Type	01	NONE
Bedrooms	4	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	258	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues	1	

CONSTRUCTION DETAIL (CONTINUED)

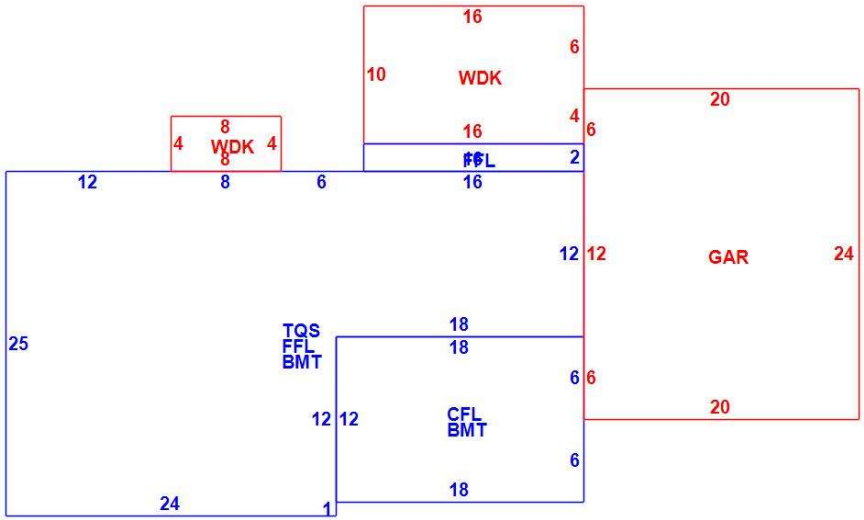
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	149.70
RCN	342,325
Net Other Adj	
Year Built	1977
Effective Year Built	1998
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	73
RCNLD	249,900
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
02	SHED/FR			L	160	12.00	1987	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,032		32.26	33,295
CFL	CATHEDRAL CE	216	216		166.12	35,881
FFL	1ST FLOOR	848	848		161.63	137,059
GAR	GARAGE	0	480		64.65	31,032
TQS	3/4 STORY	612	816		121.22	98,915
WDK	WOOD DECK	0	192		31.99	6,142
	Ttl Gross Liv / Lease Area	1,676	3,584			342,325