Property Location 38 FRANCONIA CR | Map ID 4/ 37/ 14/ / | Bldg Name | State Use 101
Vision ID 3390 | Account # 3445 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 10:41:37

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
QUINN PAUL R				
QUINN JEAN B	TOPO WET	EASEMENT	TRAFFIC	CORNER
38 FRANCONIA CR	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_375720_2851061

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#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	261000	261,000
RES LAND	101	118800	118,800
Total		379,800	379,800

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
QUINN PAUL R	06718	0545	12-28-1987	U	I	177,000	
MYERS	05903	0240	09-23-1985	U	I	105,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	243,900	2024	101	224,200	2023	101	208,000
	101	118,800		101	118,800		101	108,000
	Total	362,700		Total	343,000		Total	316,000

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)	261,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	118,800
Special Land Value	0
Total Appraised Parcel Value	379,800
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	379,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-496	07-11-2023	8	RENOVATION	21,850	06-19-2024	100	11-08-2023	BTHRM
201501302	04-23-2015	62	SOLAR	26,775	04-22-2016	100	04-22-2016	
15	01-01-1986	MN	Manual Note					WD STOVE

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-21-2024			450	6	INFO BY PHON
06-19-2024			334	15	PERMIT VISIT
04-22-2016			317	15	PERMIT VISIT
08-31-2006			311	14	INSPECTED
08-14-2006			250	6	INFO BY PHON
04-06-2004			AO	22	MAILER SENT
04-01-2004			311	2	MEASURED

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				15,000	SF	7.54	1.050	6	LAND	1.00	NA	1.00			0			1.000	7.92	118,800
						Total Card Land Units	0.34	AC	Parcel Total Land Area:	0.34												Total Land Value	118,800

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	3	GAMBREL
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	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	N	NONE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

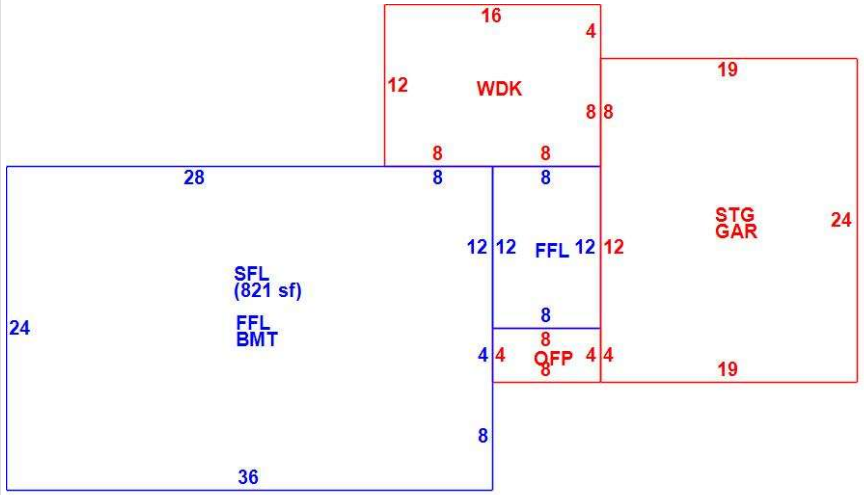
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	140.23
RCN	362,565
Net Other Adj	
Year Built	1976
Effective Year Built	1997
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	72
RCNLD	261,000
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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1993	72	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		30.77	26,589
FFL	1ST FLOOR	960	960		153.69	147,547
GAR	GARAGE	0	456		61.34	27,972
OFP	OPEN PORCH	0	32		14.41	461
SFL	2ND FLOOR	821	821		153.69	126,183
STG	STORAGE	0	456		61.34	27,972
WDK	WOOD DECK	0	192		30.42	5,840
	Ttl Gross Liv / Lease Area	1,781	3,781			362,565