Property Location WESTWOOD AV | Map ID 4/ 54/ 0/ / | Bldg Name | State Use 980
Vision ID 3413 | Account # 3468 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 10:45:26

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
FRANCONIA GOLF COURSE				
C/O CITY OF SPRINGFIELD PARKS D	TOPO WET	EASEMENT	TRAFFIC	CORNER
200 TRAFTON RD				
	DRAINAGE		VIEW	COMMUNITY
SPRINGFIELD MA 01108				

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_375521_2850149

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXM LAND	980	3173800	3,173,800
EXEMPT	980	18800	18,800
Total		3,192,600	3,192,600

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FRANCONIA GOLF COURSE	00000	0000	12-31-1940	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	980	3,173,800	2024	980	3,173,800	2023	980	3,152,600
	980	17,200		980	51,400		980	51,400
	Total	3,191,000		Total	3,225,200		Total	3,204,000

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			980	BA

NOTES

ONE TEE + GREEN IN EL (13 GREENS @
2,000) 71 AC LAND @75

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	18,800
Appraised Land Value (Bldg)	3,173,800
Special Land Value	0
Total Appraised Parcel Value	3,192,600
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	3,192,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-25-354	06-20-2025	MN	Manual Note	160,000		0		INSTALL NETTING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
10-04-1982			131	10	VACANT LOT
03-20-1981			500	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	980	VAC OTH TW	GOLF				40,000	SF	3.69	1.560	D	LAND	1.00	BA	1.00			0			1.000	5.76	230,400
1	980	VAC OTH TW	GOLF				70.080	AC	52,500.00	0.800	0		1.00	BA	1.00			0			1.000	42,000	2,943,400
						Total Card Land Units	71.00	AC	Parcel Total Land Area:			71.00										Total Land Value	3,173,800

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	94	VACANT W/OB
Model	00	VACANT
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		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Central Vac		
Basement Floor		
Bsmt Garage		
Units		

MIXED USE

Code	Description	Percentage
980	VAC OTH TWN	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	
RCN	
Net Other Adj	
Year Built	
Effective Year Built	
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Cost Trend Factor	1
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	

No Sketch

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
92	GRN IMPV			L	1	25000.00	1969	60	0.00	AV	G	1.25	18,800

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0			