

State Use 101
Print Date 11/22/2025 7:43:24 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FRANCO MICHELLE A 23 PEASE ROAD EAST LONGMEADOW MA 01028 GIS ID F_390052_2844130												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	171800		171,800												
												RES LAND		101	134700		134,700												
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	600		600												
				SUPPLEMENTAL DATA								Total		307,100		307,100													
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
FRANCO MICHELLE A FRANCO MICHELLE A, MERRIMAN DAVID P + PEGI S NOONAN				12228 07735 06731 03521	0001 0369 0333 0364	03-21-2002 06-21-1991 01-13-1988 07-21-1970	U U U U	I I I I	28,000 146,000 147,750 0	1A 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
											2025	101	156,400	2024	101	144,800	2023	101	133,300										
												101	134,700		101	134,700		101	122,700										
												101	600		101	600		101	400										
Total												291,700		Total		280,100		Total		256,400									
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			MG																	
NOTES																													
																		APPRAISED VALUE SUMMARY											
																		Appraised BLDG. Value (Card)						171,800					
																		Appraised Xf (B) Value (Bldg)						0					
																		Appraised Ob (B) Value (Bldg)						600					
Appraised Land Value (Bldg)																		134,700											
Special Land Value																		0											
Total Appraised Parcel Value																		307,100											
Valuation Method																		C											
Adjustment																													
Net Total Appraised Parcel Value																		307,100											
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					
204		07-11-2007		25	WINDOWS		3,779								REPLACEMENT		03-20-2018 01-11-2008 12-05-2007 05-03-2007 04-28-2000 04-25-2000 07-15-1992					333 317 250 311 250 247 131	2 15 P1 11 22 2 14	MEASURED PERMIT VISIT PHONE MESSAG ENTRY DENIED MAILER SENT MEASURED INSPECTED					
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		RA				39,970 SF		3.12	1.200	7	LAND	1.00	MG	1.00			0 TRF2 0.9			1.000	3.37		134,700				
Total Card Land Units								0.92 AC		Parcel Total Land Area: 0.92				Total Land Value														134,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		146.90
Interior Floor 2	4	CARPET	RCN		373,375
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1960
AC Type	01	NONE	Effective Year Built		1971
Bedrooms	4		Depreciation Code		FR
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		54
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		46
Extra Kitchen St			RCNLD		171,800
FBM Sqft	756		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues	1		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	120	12.00		50	0.00	FR	F	0.90	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,008		33.28	33,551
EFP	ENCL PORCH	0	160		83.05	13,287
FFL	1ST FLOOR	1,008	1,008		166.09	167,421
GAR	GARAGE	0	480		66.44	31,890
OPF	OPEN PORCH	0	100		16.61	1,661
TQS	3/4 STORY	756	1,008		124.57	125,566

