

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
DIFRANCO MARK C DIFRANCO LISA D 75 MARCI AV EAST LONGMEADOW MA 01028 GIS ID F_390248_2852356 Mailed												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	659300			659,300				
												RES LAND		101	160100			160,100				
				DRAINAGE				VIEW		COMMUNITY												
				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#				Total		819,400			819,400					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
DIFRANCO MARK C DIFRANCO LISA D DIFRANCO MARK SCHNEIDER DOLORES F AMHERST SAVINGS REALTY CO				23095 0499		02-21-2020		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				09370 0330		01-23-1996		U	I	1		1A	2025	101	591,300	2024	101	554,000	2023	101	509,700	
				09188 0191		07-17-1995		U	I	300,000				101	160,100		101	160,100		101	146,100	
				08631 0127		11-12-1993		U	I	213,500		1L										
				08328 0083		02-03-1993		U	I	225,000		1L										
				Total								751,400	Total				714,100	Total		655,800		
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				NG											
NOTES																						

The diagram illustrates the layout of a building with various rooms and their dimensions. The rooms are labeled with names and dimensions in feet. The layout includes rooms like HST, GAR, EFP, CFL, WDK, TQS, FFL, BMT, QFP, UAT, SFL, and FFL. Dimensions are given in feet, with some rooms having multiple dimensions. The layout is a complex arrangement of rectangles and polygons.

Room Name	Dimensions (ft)
HST	1,152 sf
GAR	36, 42
EFP	21, 21
CFL	18, 18
WDK	35, 24
TQS	12, 12
FFL	8, 8
BMT	18, 18
QFP	17, 9
UAT	32, 40
SFL	14, 14
FFL	14, 14
BMT	14, 14

A large, two-story red brick house with white trim and a dark roof. The house features multiple windows with white frames and two chimneys. It is surrounded by trees with vibrant autumn foliage in shades of orange, yellow, and red. The house is set on a green lawn with a paved driveway in the foreground.

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								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
								2025	101	591,300	2024	101	554,000	2023	101	509,700						
								101	160,100	101	160,100	101	146,100									
								Total		751,400	Total		714,100	Total		655,800						
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								APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 160,100 Special Land Value 0 Total Appraised Parcel Value 819,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 819,400														
Nbhd		Nbhd Name		Tracing		Batch																
0001						NG																
NOTES																						
								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
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			
											LAND											
Total Card Land Units								Parcel Total Land Area:								Total Land Value						

Property Location 75 MARCI AV
Vision ID 5280

Account # 5357

Map ID 73/ 3/ 16/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 2 of 2

State Use 101
Print Date 11/22/2025 8:45:52 A

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)								
Element		Cd	Description				Element		Cd	Description				
Style Model 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						Central Vac								
						Basement Floor								
						Bsmt Garage								
						Units								
						MIXED USE								
						Code		Description			Percentage			
						COST / MARKET VALUATION								
						Adj Base Rate								
						RCN								
Net Other Adj														
Year Built														
Effective Year Built														
Depreciation Code														
Remodel Rating														
Year Remodeled														
Depreciation %														
Functional Obsol														
External Obsol														
Cost Trend Factor														
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														
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	
BUILDING SUB-AREA SUMMARY SECTION														
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value				
WDK	WOOD DECK					0	744		28.77	21,405				
Ttl Gross Liv / Lease Area														