

Property Location: 75 GLYNN FARMS DR
Vision ID: 4107

Account #4174

MAP ID:50/ 33/ 15/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use:101
Print Date:12/28/2014 12:22

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION															
BRETON MICHAEL T BRETON GAIL A 75 GLYNN FARMS DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value									
											RESIDENTL.		101						246,600		246,600									
											RES LAND		101						136,000		136,000									
											RESIDENTL.		101		11,900		11,900													
SUPPLEMENTAL DATA																														
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385341_2850438							Received Prior ID Owner Occ Final Area 2678 Current Ac. .96426																							
											ASSOC PID#																			
Total											394,500							394,500												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																	
BRETON MICHAEL T				05848/ 0248		07/08/1985		U	I	37,900			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
													2014	B	243,900		2013	B	239,700		2012	B	242,400							
													2014	L	142,700		2013	L	138,700		2012	L	138,700							
													2014	O	14,100		2013	O	14,200		2012	O	14,500							
													Total:		400,700		Total:		392,600		Total:		395,600							
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor															
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.																
Total:																														
ASSESSING NEIGHBORHOOD															Appraised Bldg. Value (Card) 246,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 11,900 Appraised Land Value (Bldg) 136,000 Special Land Value 0 Total Appraised Parcel Value 394,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 394,500															
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																		
0001/A									101			NV																		
NOTES																														
FY91 AB 51 - 3 3/4 BATHS = 2 AVERAGE, 1 GOOO																														
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									
257		10/01/1989		MN	Manual Note			1,000			0			POOL HSE		09/18/2009			375	2	MEASURED									
297		09/01/1988		MN	Manual Note			9,000			0			POOL (I)		06/20/2002			274	3	MEAS+INSPCTD									
360		12/01/1987		MN	Manual Note			200			0			WD STVE		06/17/1992			131	3	MEAS+INSPCTD									
																04/16/1990			131	15	PERMIT VISIT									
																12/12/1988			107	15	PERMIT VISIT									
LAND LINE VALUATION SECTION																														
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing			S Adj Fact	Adj.	Unit Price	Land Value				
1	101	ONE FAM			RAA				40,000	SF	2.20	1.5400	9	1.0000	1.00	NV	1.00			Spec Use	Spec Calc		1.00	3.39	135,600					
1	101	ONE FAM			RAA				0.05	AC	7,000.00	1.0000	0	1.0000	1.00	NV	1.00						1.00	7,000.00	400					
Total Card Land Units:									0.97	AC	Parcel Total Land Area:									0.97 AC	Total Land Value:									136,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B-		GOOD (-)	FBM Sqft	470		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			92.21
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS	Replace Cost			293,611
Heat Type	1		FORCED H/A	AYB			1985
AC Type	03		Full	EYB			1998
Bedrooms	4			Dep Code			GD
Full Baths	3			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	2			Dep %			16
Total Rooms	8			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			84
Basement Floor	12			Apprais Val			246,600
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	2			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
11	POOL I-V	OB	Outbuilding	L	612	29.00	1989	A		AV	60	10,600
02	SHED/FR			L	300	7.48	1989	A		AV	60	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,342		18.42	24,713	
FFL	1ST FLOOR	1,558	1,558		92.21	143,670	
GAR	GARAGE	0	484		36.96	17,890	
PAT	PATIO	0	210		4.83	1,014	
SFL	2ND FLOOR	1,120	1,120		92.21	103,280	
WDK	WOOD DECK	0	238		12.79	3,043	
Ttl. Gross Liv/Lease Area:		2,678	4,952	3,184		293,611	

