

Property Location: 48 GLYNN FARMS DR

MAP ID:50/ 37/ 12/ /

Bldg Name:

State Use:101

Vision ID: 4111

Account #4178

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 12:23

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
NADEAU DAVID J NADEAU MARY A 48 GLYNN FARMS DR EAST LONGMEADOW, MA 01028 Additional Owners:											Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						245,900		245,900							
											RES LAND		101						135,700		135,700							
											RESIDENTL.		101		3,300		3,300											
SUPPLEMENTAL DATA																												
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385521_2850832				Received Prior ID Owner Occ Final Area 2836 Current Ac. .92827 ASSOC PID#																					
Total											384,900							384,900										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
NADEAU DAVID J			05927/ 0343		10/25/1985		U	I	39,900			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
												2014	B	245,800		2013	B	245,600		2012	B	239,900						
												2014	L	142,500		2013	L	138,500		2012	L	138,500						
												2014	O	3,900		2013	O	3,900		2012	O	3,900						
												Total:		392,200		Total:		388,000		Total:		382,300						
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																												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																	
0001/A								101			NV																	
NOTES																												
WOOD STOVE NVC												Appraised Bldg. Value (Card) 245,900																
												Appraised XF (B) Value (Bldg) 0																
												Appraised OB (L) Value (Bldg) 3,300																
												Appraised Land Value (Bldg) 135,700																
												Special Land Value 0																
												Total Appraised Parcel Value 384,900																
												Valuation Method: C																
												Adjustment: 0																
												Net Total Appraised Parcel Value 384,900																
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							
133		06/01/1992		MN	Manual Note		2,350			0			POOL A		10/09/2009				317	3	MEAS+INSPCTD							
3		01/01/1992		MN	Manual Note		50			0			WOOD STOVE		09/18/2009				375	1	LEFT NOTICE							
180		06/01/1988		MN	Manual Note		200,000			0			SFR		08/21/2002				274	14	INSPECTED							
															06/21/2002				250	22	MAILER SENT							
															06/20/2002				274	11	ENTRY DENIED							
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				0.01	AC	7,000.00	1.0000	0	1.0000	1.00	NV	1.00					1.00		7,000.00	100				
Total Card Land Units:								0.93	AC	Parcel Total Land Area:								0.93	AC	Total Land Value:								135,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	B-		GOOD (-)	FBM Sqft			
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	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		81.65	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS	Replace Cost		299,884	
Heat Type	3		FORCED H/W	AYB		1988	
AC Type	01		NONE	EYB		1996	
Bedrooms	4			Dep Code		AG	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		18	
Total Rooms	9			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		82	
Basement Floor	4			Apprais Val		245,900	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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
07	POOL A-C	OB	Outbuilding	L	24	69.00	1992	A		GD	70	1,200
22	WOOD DK			L	324	9.20	1992	A		GD	70	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,938		16.35	31,678	
FFL	1ST FLOOR	1,730	1,730		81.65	141,247	
GAR	GARAGE	0	568		32.63	18,534	
OFP	OPEN PORCH	0	114		7.88	898	
SFL	2ND FLOOR	1,100	1,100		81.65	89,810	
UHS	UNFIN HALF STORY	0	568		24.44	13,880	
WDK	WOOD DECK	0	334		11.49	3,837	
Ttl. Gross Liv/Lease Area:		2,830	6,352	3,673		299,884	

