

Property Location: 149 GLYNN FARMS DR

MAP ID:51/ 52/ 26/ /

Bldg Name:

State Use:101

Vision ID: 4161

Account #4228

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 12:36

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION								
MCMANUS DENNIS P MCMANUS KARYN M 149 GLYNN FARMS DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value										
											RESIDENTL.		101		214,000		214,000										
											RES LAND		101		136,200		136,200										
											RESIDENTL.		101		11,300		11,300										
SUPPLEMENTAL DATA																											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385731_2849101						Received Prior ID Owner Occ Final Area 2314 Current Ac. 1.00827 ASSOC PID#						Total										361,500		361,500			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
MCMANUS DENNIS P ERICKSON,TIMOTHY W LEVESQUE PETER J + LINDA M,				14972/ 526 14067/ 480 05850/ 0065		04/25/2005 04/05/2004 07/11/1985		U	I	375,000 370,000 36,900		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2014	B	203,400		2013	B	198,400		2012	B	201,100				
													2014	L	143,000		2013	L	139,000		2012	L	139,000				
													2014	O	13,300		2013	O	13,500		2012	O	13,600				
													Total:		359,700		Total:		350,900		Total:		353,700				
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)214,000 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)11,300 Appraised Land Value (Bldg)136,200 Special Land Value0 Total Appraised Parcel Value361,500 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value361,500															
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																											
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						
201401812 259		06/05/2014 08/01/1988		5 MN	DEMOLITION Manual Note			5,000 6,000			0 0			POOL POOL I		08/07/2009 06/12/2002 06/02/2002 06/19/1992 12/12/1988			375 250 274 131 107	1 22 2 3 15	LEFT NOTICE MAILER SENT MEASURED MEAS+INSPCTD 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					1.00	3.39	135,600			
1	101	ONE FAM			RAA				0.09	AC	7,000.00	1.0000	0	1.0000	1.00	NV	1.00					1.00	7,000.00	600			
Total Card Land Units:									1.01	AC	Parcel Total Land Area:					1.01	AC	Total Land Value:									136,200

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	707							
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	COST/MARKET VALUATION								
Roof Cover	1		ASPHALT SH									
Interior Wall 1	1		DRYWALL									
Interior Wall 2												
Interior Floor 1	3		HARDWOOD									
Interior Floor 2	5		LINO/VINYL	Adj. Base Rate:		93.53						
Heat Fuel	2		GAS	Replace Cost		254,767						
Heat Type	1		FORCED H/A	AYB		1985						
AC Type	03		FULL	EYB		1998						
Bedrooms	4			Dep Code		GD						
Full Baths	2			Remodel Rating								
Half Baths	1			Year Remodeled								
Extra Fixtures	0			Dep %		16						
Total Rooms	7			Functional Obslnc								
Bath Style	A		AVERAGE	External Obslnc								
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		214,000						
Bsmt Garage	2			Dep % Ovr		0						
Units	1			Dep Ovr Comment								
WS Flues	1			Misc Imp Ovr		0						
FBM Quality	1			Misc Imp Ovr Comment								
Fireplaces	0			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	648	29.00	1988	A		AV	60	11,300

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	1,414		18.72	26,468						
FFL	1ST FLOOR	1,414	1,414		93.53	132,247						
SFL	2ND FLOOR	900	900		93.53	84,174						
STG	STORAGE	0	192		37.51	7,202						
WDK	WOOD DECK	0	360		12.99	4,676						
Ttl. Gross Liv/Lease Area:		2,314	4,280	2,724			254,767					

