

Property Location: 75 GLYNN FARMS DR
Vision ID: 4107

Account #4174

MAP ID:50/ 33/ 15/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 11/30/2015 16:53

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 Current Ac. 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	
													2015	101	246,600		2014	B	243,900		2013	B	239,700	
													2015	101	136,000		2014	L	142,700		2013	L	138,700	
													2015	101	11,900		2014	O	14,100		2013	O	14,200	
													Total:		394,500		Total:		400,700		Total:		392,600	

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													
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
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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	

