

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:11/30/2015 16:54

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 Current Ac. 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)											
WOOD KEVIN G NADEAU DAVID J				20907/ 180 05927/ 0343		10/09/2015 10/25/1985		Q	I	400,700 39,900		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2015	101	245,900		2014	B	245,800		2013	B	245,600	
													2015	101	135,700		2014	L	142,500		2013	L	138,500	
													2015	101	3,300		2014	O	3,900		2013	O	3,900	
													Total:		384,900		Total:		392,200		Total:		388,000	

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) 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																	
NBHD/ SUB		NBHD Name														Street Index Name		Tracing		Batch	
0001/A																		101		NV	

NOTES														WOOD STOVE NVC											

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		11/20/2015				317	3	MEAS+INSPCTD	
3		01/01/1992		MN	Manual Note		50				0			WOOD STOVE		10/09/2009				317	3	MEAS+INSPCTD	
180		06/01/1988		MN	Manual Note		200,000				0			SFR		09/18/2009				375	1	LEFT NOTICE	
																08/21/2002				274	14	INSPECTED	
																06/21/2002				250	22	MAILER SENT	

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	
																Spec Use		Spec Calc					
1	101	ONE FAM	RAA				40,000	2.20	1.5400	9	1.0000	1.00	NV	1.00						1.00	3.39	135,600	
1	101	ONE FAM	RAA				0.01	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	
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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	0		NO
Grade	B-		GOOD (-)	FBM Sqft			
Stories	2.00		2 STORY	Int vs Ext	S		SAME
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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			81.65
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost			299,884
AC Type	01		NONE	AYB			1988
Bedrooms	4			EYB			1996
Full Baths	2			Dep Code			AG
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	9			Dep %			18
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	4		CARPET	Overall % Cond			82
Bsmt Garage				Apprais Val			245,900
Units	1			Dep % Ovr			0
WS Flues	1			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				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	

