

Property Location: 76 BRYNMAWR DR

Account #6164

MAP ID:94/ 29/ 47/ /

Bldg Name:

State Use:101

Vision ID: 6081

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/01/2015 15:48

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
REARDON EMMETT W REARDON CONNIE R 76 BRYNMAWR DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						162,600		162,600							
											RES LAND		101						98,800		98,800							
											RESIDENTL.		101		14,500		14,500											
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_395108_2841277							Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																					
Total											275,900							275,900										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
REARDON EMMETT W OSTROMECKI WALTER B + WITWER DALE E				08929/ 0348 07647/ 0345 03589/ 0324		08/31/1994 02/28/1991 05/21/1971		U	I	184,900 169,150 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2015	101	162,600		2014	B	160,300		2013	B	150,700					
													2015	101	98,800		2014	L	101,900		2013	L	103,800					
													2015	101	14,500		2014	O	15,300		2013	O	15,500					
													Total:		275,900		Total:		277,500		Total:		270,000					
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 162,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 14,500 Appraised Land Value (Bldg) 98,800 Special Land Value 0 Total Appraised Parcel Value 275,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 275,900													
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			MG																	
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							
251		01/01/1984		MN	Manual Note		0			0			POOL HOUSE		06/16/2005				274	3	MEAS+INSPCTD							
148		01/01/1983		MN	Manual Note		0			0			POOL		04/08/2000				247	14	INSPECTED							
															11/22/1999				247	2	MEASURED							
															03/10/1992				170	3	MEAS+INSPCTD							
															04/05/1985				500	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		RA				25,000	SF	3.32	1.1900	7	1.0000	1.00	MG	1.00					1.00	3.95	98,800					
Total Card Land Units:								0.57	AC	Parcel Total Land Area:								0.57	AC	Total Land Value:								98,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	833		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
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	4		CARPET	Adj. Base Rate:			83.48
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost			211,121
AC Type	01		NONE	AYB			1971
Bedrooms	3			EYB			1991
Full Baths	2			Dep Code			GD
Half Baths	0			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	8			Dep %			23
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	14		ASPHL TILE	Overall % Cond			77
Bsmt Garage				Apprais Val			162,600
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr			0
Fireplaces	2			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

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	800	29.00	1983	A		AV	60	13,900
02	SHED/FR			L	140	7.48	1984	A		AV	60	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	980		16.70	16,362	
CFL	CATHEDRAL CE	216	216		85.80	18,533	
FFL	1ST FLOOR	1,148	1,148		83.48	95,835	
GAR	GARAGE	0	638		33.37	21,287	
OFF	OPEN PORCH	0	32		7.83	250	
PAT	PATIO	0	300		4.17	1,252	
TQS	3/4 STORY	663	884		62.61	55,347	
WDK	WOOD DECK	0	192		11.74	2,254	

Ttl. Gross Liv/Lease Area:		2,027	4,390	2,529		211,121	
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