

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:12/02/2016 16:44

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
WOOD KEVIN G WOOD TRACIE A 48 GLYNN FARMS DR EAST LONGMEADOW, MA 01028 Additional Owners:											Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						256,600		256,600							
											RES LAND		101						140,100		140,100							
											RESIDENTL.		101						3,300		3,300							
SUPPLEMENTAL DATA											Total		400,000		400,000													
Other ID:			SP Permit			Received																						
Chapter Land						Field 7																						
OC Dates						Field 8																						
In+Ex FY						Field 9																						
Mailed						Field 10																						
GIS ID: F_385521_2850832						ASSOC PID#																						
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 U	I I	400,700 39,900		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2016	101	245,900		2015	101	245,900		2014	B	245,800					
													2016	101	135,700		2015	101	135,700		2014	L	142,500					
													2016	101	3,300		2015	101	3,300		2014	O	3,900					
													Total:		384,900		Total:		384,900		Total:		392,200					
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 256,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 3,300 Appraised Land Value (Bldg) 140,100 Special Land Value 0 Total Appraised Parcel Value 400,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 400,000																
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																												
MLS # 71864788 FBM & STAIR ACCESS UAT																												
BUILDING PERMIT RECORD																												
Permit ID		Issue Date		Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result							
201601756		05/25/2016		11	POOL		8,500			0					11/20/2015				317	3	MEAS+INSPCTD							
201601716		05/20/2016		91	INSULATION		3,100			0					10/09/2009				317	3	MEAS+INSPCTD							
133		06/01/1992		MN	Manual Note		2,350			0			POOL A		09/18/2009				375	1	LEFT NOTICE							
3		01/01/1992		MN	Manual Note		50			0			WOOD STOVE		08/21/2002				274	14	INSPECTED							
180		06/01/1988		MN	Manual Note		200,000			0			SFR		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					
1	101	ONE FAM		RAA				40,000	2.20	1.5900	9	1.0000	1.00	NV	1.00			Spec Use	Spec Calc	1.00		3.50	140,000					
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:								140,100

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	500		
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	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			84.16
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS	Replace Cost			312,893
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		CARPET	Apprais Val			256,600
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr			0
FBM Quality	3			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	2,000		16.83	33,663
CFL	CATHEDRAL CE	712	712		86.64	61,687
FFL	1ST FLOOR	1,086	1,086		84.16	91,394
GAR	GARAGE	0	562		33.69	18,935
OFP	OPEN PORCH	0	108		8.57	926
SFL	2ND FLOOR	1,102	1,102		84.16	92,740
UAT	UNFIN ATTC	0	562		16.77	9,426
WDK	WOOD DECK	0	348		11.85	4,124

<i>Ttl. Gross Liv/Lease Area:</i>		2,900	6,480	3,718	312,893

