

Property Location: 75 GLYNN FARMS DR
Vision ID: 4107

Account #4174

MAP ID: 50/ 33/ 15/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/15/2017 20:15

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA 01028 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						255,400		255,400			
													RES LAND						101		130,400		130,400	
													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 Field 7 Field 8 Field 9 Field 10 ASSOC PID#																	
Total											397,700				397,700									

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	
													2017	101	249,200		2016	101	246,600		2015	101	246,600	
													2017	101	140,400		2016	101	136,000		2015	101	136,000	
													2017	101	11,900		2016	101	11,900		2015	101	11,900	
													Total:	401,500		Total:	394,500		Total:	394,500				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)255,400 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)11,900 Appraised Land Value (Bldg)130,400 Special Land Value0 Total Appraised Parcel Value397,700 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value397,700																
Year	Type	Description		Amount	Code	Description														Number	Amount		Comm. Int.	

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	
201700828		03/27/2017		91	INSULATION		4,600				0					09/18/2009				375	2	MEASURED	
257		10/01/1989		MN	Manual Note		1,000				0			POOL HSE		06/20/2002				274	3	MEAS+INSPCTD	
297		09/01/1988		MN	Manual Note		9,000				0			POOL (I)		06/17/1992				131	3	MEAS+INSPCTD	
360		12/01/1987		MN	Manual Note		200				0			WD STVE		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		
																			Spec Use		Spec Calc				
1	101	ONE FAM		RAA				40,000 SF		2.32	1.4000	9	1.0000	1.00	NV	1.00							1.00	3.25	130,000
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:130,400

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		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					
Interior Floor 2	3		HARDWOOD	Adj. Base Rate:				99.05
Heat Fuel	2		GAS	Replace Cost				315,361
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 %				19
Total Rooms	8			Functional Obslnc				
Bath Style	G		GOOD	External Obslnc				
Kitchen Style	A		AVERAGE	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1		WOOD	Overall % Cond				81
Basement Floor	12		CONCRETE	Apprais Val				255,400
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		19.78	26,544	
FFL	1ST FLOOR	1,558	1,558		99.05	154,313	
GAR	GARAGE	0	484		39.70	19,215	
PAT	PATIO	0	210		5.19	1,090	
SFL	2ND FLOOR	1,120	1,120		99.05	110,931	
WDK	WOOD DECK	0	238		13.73	3,269	
Ttl. Gross Liv/Lease Area:		2,678	4,952	3,184		315,361	

