

Property Location

75 GLYNN FARMS DR

Map ID

50/ 33/ 15/ /

Bldg Name

State Use

101

Vision ID

4107

Account #

4174

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:23:49

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
BRETON MICHAEL T BRETON GAIL A 75 GLYNN FARMS DR EAST LONGMEADOW MA 01028 GIS ID F_385341_2850438		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	283100	283,100										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	134400	134,400										
										RESIDNTL.	101	11900	11,900										
		SUPPLEMENTAL DATA								Total				429,400		429,400							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
BRETON MICHAEL T		05848 0248		07-08-1985		U		I		37,900				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2019	101	275,600	2018	101	255,400	2017	101	249,200	
															101	130,400		101	130,400		101	140,400	
															101	11,900		101	11,900		101	11,900	
												Total		417900		Total		397700		Total		401500	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int											
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		NV															
NOTES																							
BUILDING PERMIT RECORD																							
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			07-02-2018			333	2	MEASURED									
257	10-01-1989	MN	Manual Note	1,000				POOL HSE	09-18-2009			375	2	MEASURED									
297	09-01-1988	MN	Manual Note	9,000				POOL (I)	06-20-2002			274	3	MEAS+INSPCTD									
360	12-01-1987	MN	Manual Note	200				WD STVE	06-17-1992			131	3	MEAS+INSPCTD									
									04-16-1990			131	15	PERMIT VISIT									
									12-12-1988			107	15	PERMIT VISIT									
									03-11-1986			500	3	MEAS+INSPCTD									
LAND LINE VALUATION SECTION																							
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value			
1	101	ONE FAM	RAA				40,000 SF	2.39	1.400	9	LAND	1.00	NV	1.00			0	1.000	3.35	134,000			
1	101	ONE FAM	RAA				0.050 AC	7,000.00	1.000	0		1.00	NV	1.00			0	1.000	7,000.00	400			
Total Card Land Units							0.968 AC	Parcel Total Land Area: 0.9683							Total Land Value							134,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		79.67
Interior Floor 1	4	CARPET	RCN		349,487
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1985
Heat Type	1	FORCED H/A	Effective Year Built		1999
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		19
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		81
Extra Kitchens	0		RCNLD		283,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	470		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
11	POOL I-V	OB	Outbuildi	L	612	29.00	1989	60	0.00	AV	A	1.00	10,600
02	SHED/FR			L	300	7.48	1989	60	0.00	AV	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,342		21.92	29,417	
FFL	1ST FLOOR	1,558	1,558		109.76	171,012	
GAR	GARAGE	0	484		44.00	21,294	
PAT	PATIO	0	210		5.75	1,207	
SFL	2ND FLOOR	1,120	1,120		109.76	122,935	
WDK	WOOD DECK	0	238		15.22	3,622	
Ttl Gross Liv / Lease Area		2,678	4,952	3,184		349,487	

