

Property Location

48 GLYNN FARMS DR

Map ID

50/ 37/ 12/ /

Bldg Name

State Use

101

Vision ID

4111

Account #

4178

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:24:30

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
WOOD KEVIN G WOOD TRACIE A 48 GLYNN FARMS DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	273200	273,200											
						RES LAND	101	134100	134,100											
						RESIDNTL.	101	3300	3,300											
		DRAINAGE		VIEW	COMMUNITY															
		SUPPLEMENTAL DATA																		
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#														
GIS ID F_385521_2850832						Total 410,600 410,600														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
WOOD KEVIN G NADEAU DAVID J		20907	0180	10-09-2015	Q	I	400,700	00	Year	Code	Assessed	Year	Code	Assessed						
		05927	0343	10-25-1985	U	I	39,900		2019	101	265,500	2018	101	260,500						
									101	130,100		101	130,100							
									101	3,300		101	3,300							
								Total	398900	Total	393900	Total	400000							
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												APPRaised VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				273,200						
0001						101		NV		Appraised Xf (B) Value (Bldg)				0						
										Appraised Ob (B) Value (Bldg)				3,300						
										Appraised Land Value (Bldg)				134,100						
										Special Land Value				0						
										Total Appraised Parcel Value				410,600						
										Valuation Method				C						
										Adjustment										
										Net Total Appraised Parcel Value				410,600						
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						
201902785	09-01-2019	21	SIDING	69,000		0		VINYL SIDING AND	06-20-2018			333	15	PERMIT VISIT						
201801044	03-28-2018	17	DECK	38,250	06-20-2018	100	06-20-2018	REPLACE EXISTIN	04-05-2017			317	15	PERMIT VISIT						
201601756	05-25-2016	11	POOL	8,500	04-05-2017	100	04-05-2017		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				POOL A	09-18-2009			375	1	LEFT NOTICE						
3	01-01-1992	MN	Manual Note	50				WOOD STOVE	08-21-2002			274	14	INSPECTED						
180	06-01-1988	MN	Manual Note	200,000				SFR	06-21-2002			250	22	MAILER SENT						
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				0.010 AC	7,000.00	1.000	0		1.00	NV	1.00			0	1.000	7,000.00	100
Total Card Land Units							0.928 AC	Parcel Total Land Area: 0.9283							Total Land Value					134,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
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	Percentage
Exterior Wall 2	8	BRICK VENR	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		71.37
Interior Floor 1	3	HARDWOOD	RCN		354,866
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1988
Heat Type	3	FORCED H/W	Effective Year Built		1995
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		273,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	500		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2016	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	324	9.20	1992	70	0.00	GD	A	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,776		18.68	33,178
CFL	CATHEDRAL CE	712	712		96.22	68,506
FFL	1ST FLOOR	1,087	1,087		93.46	101,591
GAR	GARAGE	0	562		37.42	21,028
OPF	OPEN PORCH	0	108		9.52	1,028
SFL	2ND FLOOR	1,104	1,104		93.46	103,179
STG	STORAGE	0	224		37.55	8,411
UAT	UNFIN ATTC	0	562		18.63	10,467
WDK	WOOD DECK	0	573		13.05	7,477
Ttl Gross Liv / Lease Area		2,903	6,708	3,797		354,866

