

Property Location

70 GLYNN FARMS DR

Map ID

50/ 40/ 36/ /

Bldg Name

State Use

101

Vision ID

4115

Account #

4182

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:25:21

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
MUTTI MATTHEW T MUTTI LORI A 70 GLYNN FARMS DR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed											
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	316600	316,600											
						RES LAND	101	134100	134,100											
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	28000	28,000											
		SUPPLEMENTAL DATA				Total		478,700	478,700											
GIS ID F_385035_2850521		Mailed		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
MUTTI MATTHEW T THE BANK OF NEW YORK MELLON ,TRUST MASON LYNN A, KLEIN WILLIAM A JR + JANE		18568	0452	11-03-2010	U	I	299,000	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		18485	0053	10-01-2010	U	I	442,000	1L	2019	101	308,500	2018	101	307,500	2017	101	300,600			
		09295	0335	11-01-1995	U	I	300,000			101	130,100		101	130,100		101	140,100			
		05852	0444	07-15-1985	U	I	39,900			101	28,000		101	7,400		101	7,400			
		Total						Total		466600	Total		445000	Total		448100				
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																				
ILA SOLAR ON OUTBLD																				
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						
201701623	05-22-2017	62	SOLAR	21,579	11-30-2017	100	11-30-2017	HOUSE & PERGOL	06-28-2018			400	15	PERMIT VISIT						
201701494	05-05-2017	26	GAZEBO	16,400	11-30-2017	100	11-30-2017	20X40	11-30-2017			400	15	PERMIT VISIT						
201200209	01-01-2012	12	REROOF	37,890				INCLUDES SIDING	07-06-2012			317	15	PERMIT VISIT						
57	03-21-2011	91	INSULATION	1,920				BLOWN IN	09-18-2009			375	3	MEAS+INSPCTD						
120	01-01-1986	MN	Manual Note					POOL	06-20-2002			274	3	MEAS+INSPCTD						
									06-17-1992			131	1	LEFT NOTICE						
									03-11-1986			500	15	PERMIT VISIT						
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	3	HARDWOOD
Model	01	RESIDENTIAL	Bsmt Garage	3	
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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		69.90
Interior Floor 1	3	HARDWOOD	RCN		390,841
Interior Floor 2	4	CARPET	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	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		19
Extra Fixtures	1		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		81
Extra Kitchens	1		RCNLD		316,600
Extra Kitchen St	A	AVERAGE	Dep % Ovr		
FBM Sqft	1175		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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	512	29.00	1986	50	0.00	FR	A	1.00	7,400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1999	81	1.00			0.00	0
23	POOL HSE			L	800	36.80	2017	70	0.00	GD	A	1.00	20,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,136		20.14	43,024
EFB	ENCL PORCH	0	120		30.23	3,627
FFL	1ST FLOOR	2,136	2,136		100.76	215,220
OPF	OPEN PORCH	0	24		8.40	202
SFL	2ND FLOOR	1,224	1,224		100.76	123,328
WDK	WOOD DECK	0	383		14.21	5,441
Ttl Gross Liv / Lease Area		3,360	6,023	3,879		390,841

