

Property Location 88 BRYNMAWR DR
Vision ID 6085 Account # 6168

Map ID 94/ 31/ 45/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 101
Print Date 12/19/2019 7:44:14 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
ECHLIN JOSEPH R ECHLIN DOROTHY E 88 BRYNMAWR DR EAST LONGMEADOW MA 01028 GIS ID F_395068_2841525		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	132800	132,800														
						RES LAND	101	107000	107,000														
						RESIDNTL.	101	700	700														
		SUPPLEMENTAL DATA				Total		240,500	240,500														
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)															
ECHLIN JOSEPH R OSTRANDER JEAN E, OSTRANDER KENNETH R +		16812	0174	07-12-2007	U	I	289,900	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		07762	0493	07-26-1991	U	I	1		2019	101	129,300	2018	101	121,600	2017	101	120,900						
		03614	0313	08-13-1971	U	I	0		101	104,000	101	104,000	101	102,000									
		101	700	101	700	101	700																
		Total						Total		234000	Total		226300	Total		223600							
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)								132,800					
0001						101		MG		Appraised Xf (B) Value (Bldg)								0					
										Appraised Ob (B) Value (Bldg)								700					
										Appraised Land Value (Bldg)								107,000					
										Special Land Value								0					
										Total Appraised Parcel Value								240,500					
										Valuation Method								C					
										Adjustment													
										Net Total Appraised Parcel Value								240,500					
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									
201601724	05-24-2016	25	WINDOWS	3,895	05-11-2017	100	05-11-2017	REPLACE BAY	05-11-2017			317	15	PERMIT VISIT									
201301582	04-29-2013	21	SIDING	15,048				NVC	06-04-2013			105	15	PERMIT VISIT									
175	05-28-2008	12	REROOF	8,000					02-19-2009			317	15	PERMIT VISIT									
107	04-18-2008	17	DECK	12,000				14 X 24	06-16-2005			274	2	MEASURED									
									04-08-2000			247	13	MISSED APPT									
									11-22-1999			247	2	MEASURED									
									06-30-1992			200	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	RA				25,066 SF	3.59	1.190	7	LAND	1.00	MG	1.00			0		1.000	4.27	107,000		
Total Card Land Units							0.575	AC	Parcel Total Land Area: 0.5754							Total Land Value							107,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	21	SPLIT LEVL	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
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		97.81	
Interior Floor 1	4	CARPET	RCN		189,674	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	3	ELECTRIC	Year Built		1968	
Heat Type	6	ELECTRC BB	Effective Year Built		1988	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		30	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		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		70	
Extra Kitchens	0		RCNLD		132,800	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	414		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	0		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
02	SHED/FR			L	160	7.48	1974	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	552		23.46	12,951	
FFL	1ST FLOOR	1,252	1,252		117.74	147,406	
LLV	LOWR LEVEL	0	700		29.43	20,604	
OSP	SCRN PORCH	0	180		17.66	3,179	
WDK	WOOD DECK	0	336		16.47	5,534	
Ttl Gross Liv / Lease Area		1,252	3,020	1,611		189,674	

