

Property Location		57 BRYNMAWR DR		Map ID		94/ 20/ 25/ /		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 101		Print Date 11-04-2020 11:02:02	
Vision ID		6072		Account #		6155		Bldg #		1							

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
LEBLANC DAVID 57 BRYNMAWR DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	138300	138,300		
						RES LAND	101	107000	107,000		
						RESIDNTL.	101	17600	17,600		
		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_395425_2840950				Total		262,900	262,900		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LEBLANC DAVID OLIVERI RONALD J CALO SHARPLES SHARPLES CH		20779	0539	07-08-2015	Q	I	285,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		6788	0002	03-25-1988	U	I	148,500	1	2020	101	131,900	2019	101	128,700	2018	101	120,200
		6400	0430	02-26-1987	U	I	110,000			101	107,000		101	104,300		101	104,300
		6237	0376	09-26-1986	U	I	1			101	17,600		101	17,600		101	17,600
		03732	0139	09-21-1972	U	I	0		Total		256500	Total		250600	Total		242100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	YEAR	Amount					Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 138,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,600 Appraised Land Value (Bldg) 107,000 Special Land Value 0 Total Appraised Parcel Value 262,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 262,900			
Total			0.00									

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0001			101	MG	

NOTES									
CONVERTED BMT-GAR TO FLA FY16 MLS UPDATE ID#71807400									

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	
70	04-11-2000	3	GARAGE	8,000				GAR TO FAM RM AG POOL RENOV BMT	04-26-2018			333	2	MEASURED	
80	05-13-1999	7	REMODEL	2,000					06-08-2005				250	22	MAILER SENT
129	06-01-1990	MN	Manual Note	3,500					06-07-2005				274	2	MEASURED
57	03-01-1987	MN	Manual Note	15,000					02-01-2001				247	15	PERMIT VISIT
									04-13-2000				247	14	INSPECTED
									11-22-1999				247	2	MEASURED
									11-15-1999				247	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	RA				25,000	SF	3.6	1.190	7	LAND	1.00	MG	1.00		0		1.000	4.28	107,000		
Total Card Land Units							0.574	AC	Parcel Total Land Area: 0.5739							Total Land Value							107,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
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		111.25
Interior Floor 1	3	HARDWOOD	RCN		197,588
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1966
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		138,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1092		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
02	SHED/FR			L	224	7.48	1970	60	0.00	AV	A	1.00	1,000
07	POOLA-C	OB	Outbuildi	L	24	69.00	1990	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	144	9.20	1999	70	0.00	GD	G	1.25	1,200
03	GARAGE	OB	Outbuildi	L	576	28.18	2000	70	0.00	GD	G	1.25	14,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		28.92	31,579	
FFL	1ST FLOOR	1,111	1,111		144.86	160,939	
OFP	OPEN PORCH	0	4		0.00	0	
WDK	WOOD DECK	0	252		20.12	5,070	
Ttl Gross Liv / Lease Area		1,111	2,459	1,364		197,588	

