

Property Location

58 BRYNMAWR DR

Map ID

94/ 26/ 24/ /

Bldg Name

State Use

101

Vision ID

6078

Account #

6161

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:02:58

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW								
ADAMS PHILIP J ADAMS LINDAA 58 BRYNMAWR DR EAST LONGMEADOW MA 01028 GIS ID F_395169_2840907		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed									
										RESIDNTL.	101	172800	172,800									
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	107000	107,000									
										RESIDNTL.	101	500	500									
		SUPPLEMENTAL DATA								Total				280,300	280,300							
		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)								
ADAMS PHILIP J		05434 0374		05-11-1983		U		I		0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2020	101	164,100	2019	101	159,700	2018	101	150,200
															101	107,000		101	104,300		101	104,300
															101	500		101	500		101	500
												Total		271600	Total	264500	Total	255000				
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		3,600.00																		
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)						172,800						
0001						101		MG		Appraised Xf (B) Value (Bldg)						0						
														Appraised Ob (B) Value (Bldg)		500						
														Appraised Land Value (Bldg)		107,000						
														Special Land Value		0						
														Total Appraised Parcel Value		280,300						
														Valuation Method		C						
														Adjustment								
														Net Total Appraised Parcel Value		280,300						
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							
201202079	05-11-2012	5	DEMOLITION	1,500				FILL IN POOL		07-09-2019		1	334	3	MEAS+INSPCTD							
96	04-01-1987	MN	Manual Note	28,000				ADDITION		06-08-2012			317	15	PERMIT VISIT							
4	01-01-1983	MN	Manual Note					WOOD STOVE		06-08-2012			317	16	FIELDREV CHG							
										06-23-2005			274	14	INSPECTED							
										06-14-2005			274	2	MEASURED							
										11-22-1999			247	3	MEAS+INSPCTD							
										04-08-1992			131	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				25,000 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	12	CONCRETE	
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	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		93.35	
Interior Floor 1	3	HARDWOOD	RCN		246,786	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1968	
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	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		172,800	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	576		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	2		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
02	SHED/FR			L	112	7.48	1970	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,440		22.24	32,030	
FFL	1ST FLOOR	1,801	1,801		111.22	200,298	
GAR	GARAGE	0	308		44.41	13,679	
OPF	OPEN PORCH	0	72		10.81	779	
Ttl Gross Liv / Lease Area		1,801	3,621	2,219		246,786	

