

Property Location

153 GLYNN FARMS DR

Map ID

51/ 58/ 2/ /

Bldg Name

State Use

101

Vision ID

6548

Account #

6653

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:13:04

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BAXTER MICHAEL L BAXTER MARY T 153 GLYNN FARMS DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	378600	378,600												
						RES LAND	101	136000	136,000												
						RESIDNTL.	101	1500	1,500												
		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_385782_2848898						Total		516,100	516,100												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
BAXTER MICHAEL L AC HOMEBUILDING LLC, BAKER DAVID R +, BAKER DAVID R +,		16911	0413	09-06-2007	U	I	604,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		16532	0107	02-26-2007	U	V	179,000		2020	101	367,000	2019	101	357,100	2018	101	350,800				
		6510	0069	05-28-1987	U	I	1		101	136,000	101	132,000	101	132,000							
		0000	0000		U		0		101	1,500	101	1,500	101	1,500							
		Total						504500		Total		490600		Total		484300					
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 Appraised BLDG. Value (Card) 378,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 136,000 Special Land Value 0 Total Appraised Parcel Value 516,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 516,100											
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		NV													
NOTES																					
SUB DIV 903.																					
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							
380	12-06-2007	10	SHED	5,100				12` X 24`	07-02-2018			333	3	MEAS+INSPCTD							
42	03-19-2007	2	DWELLING	396,000				OC 8/28/2007	04-20-2010			316	2	MEASURED							
									08-07-2009			375	1	LEFT NOTICE							
									01-25-2008			317	15	PERMIT VISIT							
									01-25-2008			317	15	PERMIT VISIT							
									01-25-2008			317	3	MEAS+INSPCTD							
									01-14-2008			250	P1	PHONE MESSAG							
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				0.280 AC	7,000	1.000	0		1.00	NV	1.00			0		1.000	7,000	2,000
Total Card Land Units							1.198 AC	Parcel Total Land Area: 1.1983							Total Land Value					136,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
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	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE 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	75.97	
Interior Floor 1	4	CARPET	RCN	411,561	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2007	
Heat Type	1	FORCED H/A	Effective Year Built	2010	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	8	
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	92	
Extra Kitchens	0		RCNLD	378,600	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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	288	7.48	2007	70	0.00	GD	A	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,417		21.66	30,699	
CFL	CATHEDRAL CE	144	144		111.49	16,055	
FFL	1ST FLOOR	1,289	1,289		108.48	139,827	
GAR	GARAGE	0	832		43.42	36,123	
HST	HALF STORY	416	832		54.24	45,126	
OPF	OPEN PORCH	0	42		10.33	434	
SFL	2ND FLOOR	1,140	1,140		108.48	123,664	
TQS	3/4 STORY	131	175		81.20	14,210	
WDK	WOOD DECK	0	356		15.24	5,424	
Ttl Gross Liv / Lease Area		3,120	6,227	3,794		411,561	

