

Property Location

46 GLENDALE RD

Map ID

16/ 178/ 5/ /

Bldg Name

State Use

101

Vision ID

706

Account #

728

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:22:43

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
DION CHRISTOPHER A DION NORA R 46 GLENDALE RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed														
										RESIDNTL.	101	169200	169,200														
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	88200	88,200														
										RESIDNTL.	101	9400	9,400														
		SUPPLEMENTAL DATA								Total				266,800		266,800											
GIS ID F_379094_2850489		Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY		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)											
DION CHRISTOPHER A WRIGHT				06466 05314		0587 0367		04-29-1987 09-28-1982		U U		I I		110,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																2020	101	160,300	2019	101	155,900	2018	101	131,200			
																	101	88,200		101	85,700		101	85,700			
																			101	9,400		101	9,400				
Total																Total		257900		Total		251000		Total		226300	
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)								169,200									
0001						101		MA		Appraised Xf (B) Value (Bldg)								0									
										Appraised Ob (B) Value (Bldg)								9,400									
										Appraised Land Value (Bldg)								88,200									
										Special Land Value								0									
										Total Appraised Parcel Value								266,800									
										Valuation Method								C									
										Adjustment																	
										Net Total Appraised Parcel Value								266,800									
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													
201800080 32	01-10-2018 03-01-1990	7 MN	REMODEL Manual Note	21,000 28,550	03-01-2018	100	06-18-2018	KITCHEN ADDN	06-18-2018 03-01-2018 12-02-2016 11-18-2016 04-27-2004 04-01-2004 02-17-2004			333 333 317 119 317 AO 311	15 15 14 2 14 22 2	PERMIT VISIT PERMIT VISIT INSPECTED MEASURED INSPECTED MAILER SENT MEASURED													
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	RC				19,391 SF	4.55	1.000	5	LAND	1.00	MA	1.00		0		1.000	4.55	88,200							
Total Card Land Units							0.445	AC	Parcel Total Land Area: 0.4452							Total Land Value					88,200						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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	91.93	
Interior Floor 1	3	HARDWOOD	RCN	268,551	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1945	
Heat Type	1	FORCED H/A	Effective Year Built	1981	
AC Type	01	NONE	Depreciation Code	AG	
Bedrooms	3		Remodel Rating	03	
Full Baths	2		Year Remodeled	2018	
Half Baths	0		Depreciation %	37	
Extra Fixtures			Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	63	
Extra Kitchens	0		RCNLD	169,200	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	475		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		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	120	7.48	1970	60	0.00	AV	A	1.00	500
11	POOL I-V	OB	Outbuildi	L	512	29.00	1960	60	0.00	AV	A	1.00	8,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,068		23.06	24,623	
FFL	1ST FLOOR	1,068	1,068		115.06	122,885	
GAR	GARAGE	0	290		46.02	13,347	
PAT	PATIO	0	138		5.84	805	
SFL	2ND FLOOR	372	372		115.06	42,802	
TQS	3/4 STORY	522	696		86.30	60,062	
WDK	WOOD DECK	0	252		15.98	4,027	
Ttl Gross Liv / Lease Area		1,962	3,884	2,334		268,551	

