

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
LEBLANC DAVID 57 BRYNMAWR DR EAST LONGMEADOW MA 01028 GIS ID F_395425_2840950										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	143600				143,600							
												RES LAND		101	115800				115,800							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	17600				17,600							
				SUPPLEMENTAL DATA								Total		277,000		277,000										
				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)										
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					
				06788	0002	03-25-1988	U	I			148,500		2021	101	138,300	2020	101	131,900	2019	101	128,700					
				06400	0430	02-26-1987	U	I			110,000			101	107,000		101	107,000		101	104,300					
				06237	0376	09-26-1986	U	I			1	1		101	17,600		101	17,600		101	17,600					
				03732	0139	09-21-1972	U	I			0		Total		262,900	Total		256,500	Total		250,600					
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																										
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						101		MG																		
NOTES																										
CONVERTED BMT-GAR TO FLA FY16 MLS UPDATE ID#71807400												Appraised BLDG. Value (Card)										143,600				
												Appraised Xf (B) Value (Bldg)										0				
												Appraised Ob (B) Value (Bldg)										17,600				
												Appraised Land Value (Bldg)										115,800				
												Special Land Value										0				
												Total Appraised Parcel Value										277,000				
												Valuation Method										C				
												Adjustment														
												Net Total Appraised Parcel Value										277,000				
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	3.89	1.190	7	LAND	1.00	MG	1.00					0			1.000	4.63	115,800
Total Card Land Units								0.57	AC	Parcel Total Land Area: 0.57								Total Land Value								115,800

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		116.81
Interior Floor 1	3	HARDWOOD	RCN		205,172
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		143,600
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		30.03	32,791	
FFL	1ST FLOOR	1,111	1,111		150.42	167,116	
OFP	OPEN PORCH	0	4		0.00	0	
WDK	WOOD DECK	0	252		20.89	5,265	
Ttl Gross Liv / Lease Area		1,111	2,459	1,364		205,172	

