

Property Location

57 BRYNMAWR DR

Map ID

94/ 20/ 25/ /

Bldg Name

State Use

101

Vision ID

6072

Account #

6155

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:56:35

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	158200	158,200												
						RES LAND	101	128500	128,500												
						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		304,300	304,300												
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	1	2022	101	143,600	2021	101	138,300	2020	101	131,900				
		06400	0430	02-26-1987	U	I	110,000			101	115,800		101	107,000		101	107,000				
		06237	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		277,000	Total		262,900	Total		256,500				
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) 158,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,600 Appraised Land Value (Bldg) 128,500 Special Land Value 0 Total Appraised Parcel Value 304,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 304,300												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		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	4.28	1.200	7	LAND	1.00	MG	1.00			0		1.000	5.14	128,500
Total Card Land Units							0.57	AC	Parcel Total Land Area:				0.57	Total Land Value							128,500

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		130.66
Interior Floor 1	3	HARDWOOD	RCN		226,023
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1966
Heat Type	3	FORCED H/W	Effective Year Built		1991
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		158,200
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		32.72	35,731	
FFL	1ST FLOOR	1,111	1,111		163.90	182,097	
OFP	OPEN PORCH	0	4		0.00	0	
WDK	WOOD DECK	0	252		32.52	8,195	
Ttl Gross Liv / Lease Area		1,111	2,459			226,023	

