

Property Location 40 BRYNMAWR DR
Vision ID 6075 Account # 6158

Map ID 94/ 23/ 21/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 101
Print Date 12-13-2022 10:57:05

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
PIERZCHALA STEPHEN A PIERZCHALA LINDA M 40 BRYNMAWR DR EAST LONGMEADOW MA 01028 GIS ID F_395227_2840536		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	157000	157,000														
						RES LAND	101	128500	128,500														
						RESIDNTL.	101	200	200														
SUPPLEMENTAL DATA						Total								285,700	285,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
PIERZCHALA STEPHEN A PIERZCHALA STEPHEN A LAVALLEE PAUL M, ROBERTSON,JASON KIENZLER JEANNE R,		20213	0247	03-07-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		19550	0484	11-19-2012	U	I	250,000	00	2022	101	128,800	2021	101	123,700	2020	101	117,500						
		16677	0143	05-11-2007	U	I	274,000			101	115,800		101	107,000		101	107,000						
		12740	0512	11-21-2002	U	I	140,000			101	200		101	200		101	200						
		03324	0456	03-19-1968	U	I	0		Total		244,800	Total		230,900	Total		224,700						
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) 157,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 128,500 Special Land Value 0 Total Appraised Parcel Value 285,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 285,700														
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing		Batch																	
0001				101		MG																	
NOTES																							
BUILDING PERMIT RECORD																							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY														
202102580	08-11-2021	12	REROOF	9,400	06-13-2022	100	06-13-2022	REPLACE PLYWOO	Date	Type	Is	Id	Cd	Purpose/Result									
201402493	09-15-2014	42	REPAIRS	6,000	04-10-2015	100	04-10-2015		04-10-2015				317	15	PERMIT VISIT								
									12-14-2012				317	3	MEAS+INSPCTD								
									06-14-2005				274	2	MEASURED								
									11-22-1999				247	3	MEAS+INSPCTD								
									03-27-1992				170	3	MEAS+INSPCTD								
								10-30-1980				500	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	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	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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	124.73	
Interior Floor 2			RCN	224,244	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1967	
AC Type	02	PARTIAL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	157,000	
FBM Sqft	576		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
01	SHED/MTL			L	80	5.18	2007	60	0.00	AV	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		28.92	33,318	
FFL	1ST FLOOR	1,152	1,152		144.86	166,879	
GAR	GARAGE	0	288		57.84	16,659	
OFP	OPEN PORCH	0	60		14.49	869	
WDK	WOOD DECK	0	224		29.10	6,519	
Ttl Gross Liv / Lease Area		1,152	2,876			224,244	

