

Property Location

70 GLYNN FARMS DR

Map ID

50/ 40/ 36/ /

Bldg Name

State Use

101

Vision ID

4115

Account #

4182

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 6:09:30 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
MUTTI MATTHEW T MUTTI LORI A 70 GLYNN FARMS DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	403100	403,100														
						RES LAND	101	156100	156,100														
						RESIDNTL.	101	28000	28,000														
		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_385035_2850521						Total				587,200	587,200												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
MUTTI MATTHEW T THE BANK OF NEW YORK MELLON ,TRUST MASON LYNN A, KLEIN WILLIAM A JR + JANE		18568	0452	11-03-2010	U	I	299,000	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		18485	0053	10-01-2010	U	I	442,000	1L	2023	101	371,700	2022	101	337,600	2021	101	324,500						
		09295	0335	11-01-1995	U	I	300,000			101	142,100		101	144,500		101	134,100						
		05852	0444	07-15-1985	U	I	39,900			101	28,000		101	28,000		101	28,000						
		Total						Total		541,800	Total		510,100	Total		486,600							
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																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing		Batch																	
0001				101		NV																	
NOTES																							
ILA SOLAR ON OUTBLD																							
Appraised BLDG. Value (Card) 403,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 28,000 Appraised Land Value (Bldg) 156,100 Special Land Value 0 Total Appraised Parcel Value 587,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 587,200																							
BUILDING PERMIT RECORD																							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result									
201701623	05-22-2017	62	SOLAR	21,579	11-30-2017	100	11-30-2017	HOUSE & PERGOL	06-28-2018			400	15	PERMIT VISIT									
201701494	05-05-2017	26	GAZEBO	16,400	11-30-2017	100	11-30-2017	20X40	11-30-2017			400	15	PERMIT VISIT									
201200209	01-01-2012	12	REROOF	37,890				INCLUDES SIDING	07-06-2012			317	15	PERMIT VISIT									
57	03-21-2011	91	INSULATION	1,920				BLOWN IN	09-18-2009			375	3	MEAS+INSPCTD									
120	01-01-1986	MN	Manual Note					POOL	06-20-2002			274	3	MEAS+INSPCTD									
									06-17-1992			131	1	LEFT NOTICE									
									03-11-1986			500	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	RAA				40,000 SF	3.12	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,000		
1	101	ONE FAM	RAA				0.010 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	100		
Total Card Land Units							0.93 AC	Parcel Total Land Area:							0.93	Total Land Value							156,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	3	HARDWOOD
Model	01	RESIDENTIAL	Bsmt Garage	3	
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			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		95.52
Interior Floor 1	3	HARDWOOD	RCN		510,291
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1985
Heat Type	1	FORCED H/A	Effective Year Built		2000
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		79
Extra Kitchens	1		RCNLD		403,100
Extra Kitchen St	A	AVERAGE	Dep % Ovr		
FBM Sqft	1175		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
11	POOL I-V	OB	Outbuildi	L	512	29.00	1986	50	0.00	FR	A	1.00	7,400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1999	79	1.00			0.00	0
23	POOL HSE			L	800	36.80	2017	70	0.00	GD	A	1.00	20,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,136		25.98	55,500
EFB	ENCL PORCH	0	120		64.99	7,799
FFL	1ST FLOOR	2,136	2,136		129.98	277,632
OPF	OPEN PORCH	0	24		10.83	260
SFL	2ND FLOOR	1,224	1,224		129.98	159,092
WDK	WOOD DECK	0	383		26.13	10,008
Ttl Gross Liv / Lease Area		3,360	6,023			510,291

