

Property Location		96 GLYNN FARMS DR		Map ID		50/ 43/ 33/ /		Bldg Name		State Use 101	
Vision ID		4118		Account #		4185		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 6:09:59 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
96 GLYNN FARMS DRIVE LLC C/O SCHUHLEN KEVIN 617 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_385088_2849998		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	404900	404,900				
						RES LAND	101	156100	156,100				
						RESIDNTL.	101	2300	2,300				
		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#							
						Total				563,300	563,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
96 GLYNN FARMS DRIVE LLC CRAVEN KIM A, CRAVEN BRICE S + PELLEGRINI		16616	0551	04-06-2007	U	I	375,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09362	0501	01-12-1996	U	I	1	1A	2023	101	354,400	2022	101	323,600	2021	101	310,600
		06311	0284	12-04-1986	U	I	250,000			101	142,100		101	144,500		101	134,100
		05861	0199	07-26-1985	U	I	37,900			101	1,700		101	1,700		101	1,700
								Total		498,200	Total		469,800	Total		446,400	

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									
Total																		

ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 404,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 156,100 Special Land Value 0 Total Appraised Parcel Value 563,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 563,300									
Nbhd		Nbhd Name		Tracing		Batch											
0001				101		NV											

NOTES									

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	
202202071 100	06-10-2022	21	SIDING	45,000	06-30-2023	100	06-30-2023	ALSO ROOF	06-30-2023			333	15	PERMIT VISIT	
	06-01-1999	4	ADDITION	25,000				SUN ROOM	07-02-2018			333	3	MEAS+INSPCTD	
									02-08-2008			317	3	MEAS+INSPCTD	
									08-15-2002			274	14	INSPECTED	
									07-26-2002			250	22	MAILER SENT	
									06-25-2002			274	2	MEASURED	
									11-08-1999			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	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	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	102.19	
Interior Floor 2	3	HARDWOOD	RCN	487,857	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1986	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	4		Depreciation Code	GV	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	17	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St	N	NONE	RCNLD	404,900	
FBM Sqft	1073		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		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
19	PATIO			L	330	8.00	2001	70	0.00	GD	G	1.25	2,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,430		26.93	38,511	
EFB	ENCL PORCH	0	240		67.33	16,159	
FFL	1ST FLOOR	1,444	1,444		134.66	194,443	
GAR	GARAGE	0	576		53.77	30,971	
OPF	OPEN PORCH	0	136		13.86	1,885	
SFL	2ND FLOOR	1,519	1,519		134.66	204,542	
WDK	WOOD DECK	0	48		28.05	1,347	
Ttl Gross Liv / Lease Area		2,963	5,393			487,857	

