

Property Location

88 BRYNMAWR DR

Map ID

94/ 31/ 45/ /

Bldg Name

State Use

101

Vision ID

6085

Account #

6168

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:00:05

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ECHLIN JOSEPH R ECHLIN DOROTHY E 88 BRYNMAWR DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	176200	176,200												
						RES LAND	101	141400	141,400												
						RESIDNTL.	101	1200	1,200												
		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_395068_2841525						Total		318,800	318,800												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ECHLIN JOSEPH R OSTRANDER JEAN E, OSTRANDER KENNETH R +		16812	0174	07-12-2007	U	I	289,900	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		07762	0493	07-26-1991	U	I	1		2023	101	162,000	2022	101	145,700	2021	101	139,800				
		03614	0313	08-13-1971	U	I	0		101	128,300	101	115,800	101	107,000							
		101	700	101	700	101	700														
		Total						291,000		Total		262,200		Total		247,500					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
Total																					
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)								176,200					
0001				101		MG		Appraised Xf (B) Value (Bldg)								0					
								Appraised Ob (B) Value (Bldg)								1,200					
								Appraised Land Value (Bldg)								141,400					
								Special Land Value								0					
								Total Appraised Parcel Value								318,800					
								Valuation Method								C					
								Adjustment													
								Net Total Appraised Parcel Value								318,800					
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							
B-23-27	01-13-2023	25	WINDOWS	4,943	06-09-2023	100	06-09-2023	5 WINDOWS- ASSU	06-09-2023			425	15	PERMIT VISIT							
201601724	05-24-2016	25	WINDOWS	3,895	05-11-2017	100	05-11-2017	REPLACE BAY	05-11-2017			317	15	PERMIT VISIT							
201301582	04-29-2013	21	SIDING	15,048				NVC	06-04-2013			105	15	PERMIT VISIT							
175	05-28-2008	12	REROOF	8,000					02-19-2009			317	15	PERMIT VISIT							
107	04-18-2008	17	DECK	12,000				14 X 24	06-16-2005			274	2	MEASURED							
									04-08-2000			247	13	MISSSED APPT							
									11-22-1999			247	2	MEASURED							
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				25,066 SF	4.70	1.200	7	LAND	1.00	MG	1.00			0		1.000	5.64	141,400
Total Card Land Units							0.58	AC	Parcel Total Land Area:				0.58	Total Land Value							141,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
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	Percentage
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	4	CARPET	Adj Base Rate	134.69	
Interior Floor 2	3	HARDWOOD	RCN	251,781	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1968	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		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	70	
Extra Kitchen St	N	NONE	RCNLD	176,200	
FBM Sqft	414		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
02	SHED/FR			L	160	12.00	1974	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	552		30.76	16,981	
FFL	1ST FLOOR	1,252	1,252		154.37	193,274	
LLV	LOWR LEVEL	0	700		38.59	27,015	
OSP	SCRN PORCH	0	180		23.16	4,168	
WDK	WOOD DECK	0	336		30.78	10,343	
Ttl Gross Liv / Lease Area		1,252	3,020			251,781	

