Property Location 34 BRYNMAWR DR | Map ID 95/ 22/ 20/ / | Bldg Name | State Use 101
Vision ID 6131 | Account # 6214 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 11:52:39 A

CURRENT OWNER

THOMAS JENNIFER LEAH

34 BRYNMAWR DR

EAST LONGMEADOW MA 01028

GIS ID F_395247_2840413

TOPO TYPE	UTILITY	STREET	LOCATION
TOPO WET	**EASEMENT**	**TRAFFIC**	**CORNER**
DRAINAGE		**VIEW**	**COMMUNITY**

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	283600	283,600
RES LAND	101	141300	141,300
RESIDNTL.	101	1000	1,000
		Total	425,900	425,900

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
THOMAS JENNIFER LEAH	24243	0501	11-12-2021	Q	I	356,000	00
MNB BUILDERS LLC	23711	0482	02-16-2021	U	I	200,000	1L
FEDERAL NATIONAL MORTGAGE ASSOC	22412	0246	10-22-2018	U	I	188,800	1L
DEVENITCH JOHN L	13835	0216	12-12-2003	U	I	205,000	
FLEBOTTE,ROBERTA A	03749	0163	11-13-1972	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	258,200	2024	101	239,100	2023	101	220,000
	101	141,300		101	141,300		101	128,500
	101	1,000		101	1,000		101	600
	Total	400,500		Total	381,400		Total	349,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	283,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	141,300
Special Land Value	0
Total Appraised Parcel Value	425,900
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	425,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-25-346	06-16-2025	MN	Manual Note	19,000		0		HVAC
B-23-834	05-14-2025	91	INSULATION	2,444		0		
202201802	05-18-2022	14	MIN ALT	941	05-08-2023	0	05-08-2023	REPLC 1 ENTRY D
202102508	08-05-2021	8	RENOVATION	45,000	09-03-2021	100	09-03-2021	NEW KITCHEN & B
201503009	12-08-2015	62	SOLAR	24,000	06-03-2016	100	06-03-2016	

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
10-01-2021			400	14	INSPECTED
02-12-2021			400	14	INSPECTED
06-03-2016			317	15	PERMIT VISIT
06-08-2005			250	22	MAILER SENT
06-02-2005			311	1	LEFT NOTICE
01-18-2000			247	14	INSPECTED
11-18-1999			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				25,000	SF	4.71	1.200	7	LAND	1.00	MG	1.00			0			1.000	5.65	141,300
						Total Card Land Units	0.57	AC	Parcel Total Land Area:	0.57												Total Land Value	141,300

Property Location	34 BRYNMAWR DR	Map ID	95/ 22/ 20/ /	Bldg Name		State Use	101
Vision ID	6131	Account #	6214	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	11/22/2025 11:52:39 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths		
Extra Fixtures		
Total Rooms	6	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	309	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

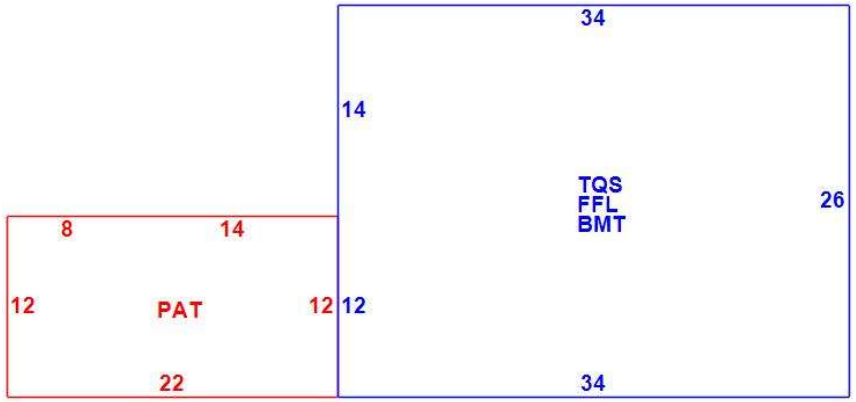
Element	Cd	Description
Central Vac	0	NO
Basement Floor		
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	160.05
RCN	341,730
Net Other Adj	
Year Built	1965
Effective Year Built	2008
Depreciation Code	VG
Remodel Rating	04
Year Remodeled	2021
Depreciation %	17
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	83
RCNLD	283,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	140	12.00	1975	60	0.00	AV	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	83	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	884		39.39	34,822
FFL	1ST FLOOR	884	884		196.74	173,914
PAT	PATIO	0	264		9.69	2,558
TQS	3/4 STORY	663	884		147.55	130,436
	Ttl Gross Liv / Lease Area	1,547	2,916			341,730