

Property Location: 40 GLYNN FARMS DR

MAP ID:50/ 35/ 11/ /

Bldg Name:

State Use:101

Vision ID: 4109

Account #4176

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 16:43

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
LACOPO CATERINA LACOPO MANNI G 40 GLYNN FARMS DR EAST LONGMEADOW, MA 01028 Additional Owners:											Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						309,000		309,000							
											RES LAND		101						141,100		141,100							
											RESIDENTL.		101		2,300		2,300											
SUPPLEMENTAL DATA																												
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385601_2850611				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																					
											Total							452,400		452,400								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
LACOPO CATERINA LACOPO FRANK + CATERINA,				10619/ 425 05870/ 0096		01/22/1999 08/07/1985		U	I	39,900		1	A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
														2016	101	306,200		2015	101	306,200		2014	B	297,100				
														2016	101	136,700		2015	101	136,700		2014	L	143,500				
														2016	101	2,300		2015	101	2,300		2014	O	2,600				
														Total:		445,200		Total:		445,200		Total:		443,200				
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.						
Total:																												
ASSESSING NEIGHBORHOOD																												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																	
0001/A								101			NV																	
NOTES																												
IN LAW APARTMENT - WALK OUT BMT												Appraised Bldg. Value (Card) 309,000																
												Appraised XF (B) Value (Bldg) 0																
												Appraised OB (L) Value (Bldg) 2,300																
												Appraised Land Value (Bldg) 141,100																
												Special Land Value 0																
												Total Appraised Parcel Value 452,400																
												Valuation Method: C																
												Adjustment: 0																
												Net Total Appraised Parcel Value 452,400																
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						
64		03/01/1988		MN	Manual Note		150,000				0			SFR		09/18/2009 06/20/2002 03/09/1992 04/16/1990 11/30/1988				375 274 170 131 107	3 3 3 15 3	MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD PERMIT VISIT MEAS+INSPCTD						
LAND LINE VALUATION SECTION																												
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price		I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value			
1	101	ONE FAM		RAA				40,000	SF	2.20	1.5900	9		1.0000	1.00	NV	1.00			Spec Use	Spec Calc	1.00		3.50	140,000			
1	101	ONE FAM		RAA				0.15	AC	7,000.00	1.0000	0		1.0000	1.00	NV	1.00					1.00		7,000.00	1,100			
Total Card Land Units:								1.07	AC	Parcel Total Land Area:								1.07	AC	Total Land Value:								141,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		
Grade	C+		AVG. (+)	FBM Sqft	2220		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	8		BRICK VENR	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		96.17	
Interior Floor 2	6		CERAMIC TL				
Heat Fuel	2		GAS	Replace Cost		376,878	
Heat Type	3		FORCED H/W	AYB		1988	
AC Type	03		Full	EYB		1996	
Bedrooms	3			Dep Code		AG	
Full Baths	4			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	2			Dep %		18	
Total Rooms	7			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	1			% Complete			
Frame	1		WOOD	Overall % Cond		82	
Basement Floor	6			Apprais Val		309,000	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	4			Misc Imp Ovr Comment			
Fireplaces	3			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
19	PATIO			L	256	5.75	1988	A		FR	50	700
02	SHED/FR			L	252	7.48	2000	G		GD	70	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	2,960		19.23	56,931
FFL	1ST FLOOR	2,960	2,960		96.17	284,654
GAR	GARAGE	0	674		38.52	25,965
OPF	OPEN PORCH	0	152		9.49	1,443
PAT	PATIO	0	1,144		4.79	5,482
WDK	WOOD DECK	0	180		13.36	2,404

Ttl. Gross Liv/Lease Area:		2,960	8,070	3,919		376,878

