

Property Location: 40 GLYNN FARMS DR

Account #4176

MAP ID: 50/ 35/ 11/ /

Bldg Name:

State Use: 101

Vision ID: 4109

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 20:16

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA VISION																			
LACOPO CATERINA LACOPO MANNI G 40 GLYNN FARMS DR EAST LONGMEADOW, MA 01028 Additional Owners:						SUPPLEMENTAL DATA Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385601_2850611						Description		Code		Appraised Value		Assessed Value																							
												RESIDENTL.		101		310,200		310,200																							
												RES LAND		101		131,100		131,100																							
												RESIDENTL.		101		2,300		2,300																							
														Total		443,600		443,600																							
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 U		1 1		39,900		1 A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value									
																2017		101		309,000		2016		101		306,200		2015		101		306,200									
																2017		101		141,100		2016		101		136,700		2015		101		136,700									
																2017		101		2,300		2016		101		2,300		2015		101		2,300									
																Total:				452,400		Total:				445,200		Total:				445,200									
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																APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 310,200 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 2,300 Appraised Land Value (Bldg) 131,100 Special Land Value 0 Total Appraised Parcel Value 443,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 443,600																									
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch																											
0001/A										101				NV																											
NOTES																																									
IN LAW APARTMENT - WALK OUT BMT																																									
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						375		3		MEAS+INSPCTD													
																		06/20/2002						274		3		MEAS+INSPCTD													
																		03/09/1992						170		3		MEAS+INSPCTD													
																		04/16/1990						131		15		PERMIT VISIT													
																		11/30/1988						107		3		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		2.32		1.4000		9		1.0000		1.00		NV		1.00				Spec Use		Spec Calc		1.00		3.25		130,000	
1		101		ONE FAM		RAA								0.15		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:						131,100							

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		YES
Grade	C+		AVG. (+)	FBM Sqft	2220		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	8		BRICK VENR	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		101.46	
Interior Floor 2	6		CERAMIC TL				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost		397,638	
AC Type	03		FULL	AYB		1988	
Bedrooms	3			EYB		1995	
Full Baths	4			Dep Code		AG	
Half Baths	0			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	7			Dep %		22	
Bath Style	G		GOOD	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	1			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	6		CERAMIC TILE	Overall % Cond		78	
Bsmt Garage				Apprais Val		310,200	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	4			Misc Imp Ovr		0	
Fireplaces	3			Misc Imp Ovr Comment			
				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		20.29	60,067
FFL	1ST FLOOR	2,960	2,960		101.46	300,334
GAR	GARAGE	0	674		40.65	27,395
OPF	OPEN PORCH	0	152		10.01	1,522
PAT	PATIO	0	1,144		5.06	5,783
WDK	WOOD DECK	0	180		14.09	2,537

Ttl. Gross Liv/Lease Area:		2,960	8,070	3,919		397,638
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