

Property Location

40 GLYNN FARMS DR

Map ID

50/ 35/ 11/ /

Bldg Name

State Use

101

Vision ID

4109

Account #

4176

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:24:11

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
LACOPO CATERINA LACOPO MANNI G 40 GLYNN FARMS DR EAST LONGMEADOW MA 01028 GIS ID F_385601_2850611		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed		
										RESIDNTL.	101	332800	332,800		
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	135100	135,100		
										RESIDNTL.	101	2300	2,300		
		SUPPLEMENTAL DATA						Total		470,200	470,200				
		Alt Prcl ID		Received											
		SP Permit		NIA											
		Chapter Land		Field 8											
		OC Dates		Field 9											
		In+Ex FY		Field 10											
		Mailed		Assoc Pid#											

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
LACOPO CATERINA LE LACOPO CATERINA LACOPO FRANK + CATERINA,		22591		522		03-20-2019		U		I		0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		10619		0425		01-22-1999		U		I		1		1A		2019	101	325,100	2018	101	310,200	2017	101	309,000
		05870		0096		08-07-1985		U		I		39,900					101	131,100		101	131,100		101	141,100
																	101	2,300		101	2,300		101	2,300
		Total												Total		458500	Total	443600	Total	452400				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 332,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 135,100 Special Land Value 0 Total Appraised Parcel Value 470,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 470,200											
Year	Code	Description	Amount	Code	Description	YEAR	Amount												
Total			0.00																

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		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					
201903049	10-10-2019	12	REROOF	19,500		0		REROOF & REPLA	07-02-2018			333	2	MEASURED					
64	03-01-1988	MN	Manual Note	150,000				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 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	2.39	1.400	9	LAND	1.00	NV	1.00		0		1.000	3.35	134,000
1	101	ONE FAM	RAA				0.150	AC	7,000.00	1.000	0		1.00	NV	1.00		0		1.000	7,000.00	1,100
Total Card Land Units							1.068	AC	Parcel Total Land Area: 1.0683							Total Land Value					135,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	6	CERAMIC TILE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	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	3	HARDWOOD	Adj Base Rate	68.86	
Interior Floor 2	6	CERAMIC TL	RCN	405,899	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1988	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	3		Depreciation Code	GD	
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	18	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	1		Overall % Condition	82	
Extra Kitchen St	A	AVERAGE	RCNLD	332,800	
FBM Sqft	2220		Dep % Ovr		
FBM Quality	4		Dep Ovr Comment		
Fireplaces	3		Misc Imp Ovr		
WS Flues			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	256	5.75	1988	50	0.00	FR	A	1.00	700
02	SHED/FR			L	252	7.48	2000	70	0.00	GD	G	1.25	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,960		20.61	61,019	
FFL	1ST FLOOR	2,960	2,960		103.07	305,094	
GAR	GARAGE	0	674		41.29	27,830	
OFP	OPEN PORCH	0	520		10.31	5,360	
PAT	PATIO	0	776		5.18	4,020	
WDK	WOOD DECK	0	180		14.32	2,577	
Ttl Gross Liv / Lease Area		2,960	8,070	3,938		405,899	

