

Property Location Vision ID 705		40 GLENDALE RD Account # 727		Map ID 16/ 177/ 4/ / Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 12/18/2019 10:28:28	
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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MANNING TIMOTHY R 40 GLENDALE RD EAST LONGMEADOW MA 01028 GIS ID F_379174_2850498		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDENTL.	101	119500	119,500		
						RES LAND	101	87000	87,000		
		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#					
						Total		206,500	206,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MANNING TIMOTHY R MANSHIP PAUL F, MANSHIP,LAURA FAILLA REILLY EDWARD M +, WARD CHRISTOPHER J		19918	0205	07-12-2013	Q	I	195,000	00	Year	Code	Assessed	Year	Code	Assessed
		17316	0248	05-22-2008	U	I	1	1A	2019	101	116,100	2018	101	107,100
		12122	0427	01-17-2002	U	I	100	1A		101	84,400		101	84,400
		08466	0503	06-25-1993	U	I	134,000							
		05791	0434	04-10-1985	U	I	55,000							
		Total						200500	Total		191500	Total		189800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
MA			

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
201702812	10-26-2017	91	INSULATION	2,435		0			07-18-2019			334	2	MEASURED
201402998	12-30-2014	91	INSULATION	2,126		0			10-04-2013			317	3	MEAS+INSPCTD
159	06-13-2002	17	DECK	3,500				RPLCE EXSTNG DE	05-12-2011			317	2	MEASURED
14	01-01-1992	MN	Manual Note	20,000				ADDITION	05-25-2004			319	2	MEASURED
									05-17-2004			319	14	INSPECTED
									04-01-2004			250	22	MAILER SENT
									02-17-2004			311	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	RC				16,240 SF	5.36	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.36	87,000		
Total Card Land Units							0.373	AC	Parcel Total Land Area: 0.3728							Total Land Value							87,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		89.37
Interior Floor 1	3	HARDWOOD	RCN		209,730
Interior Floor 2	15	LAMINATE	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1944
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		119,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,104		20.04	22,124	
FFL	1ST FLOOR	1,676	1,676		100.11	167,784	
GAR	GARAGE	0	286		39.90	11,413	
OFP	OPEN PORCH	0	28		10.73	300	
PAT	PATIO	0	592		5.07	3,003	
WDK	WOOD DECK	0	363		14.07	5,106	
Ttl Gross Liv / Lease Area		1,676	4,049	2,095		209,730	

