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 11/14/2023 6:12:48 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
LACOPO CATERINA LE				
MANCUSO MANNI G	TOPO WET	EASEMENT	TRAFFIC	CORNER
40 GLYNN FRAMS DR	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_385601_2850611

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	407800	407,800
RES LAND	101	157100	157,100
RESIDNTL.	101	3600	3,600
Total		568,500	568,500

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LACOPO CATERINA LE	22591	0522	03-20-2019	U	I	0	1A
LACOPO CATERINA	10619	0425	01-22-1999	U	I	1	1A
LACOPO FRANK + CATERINA,	05870	0096	08-07-1985	U	I	39,900	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	382,400	2022	101	356,800	2021	101	344,100
	101	143,100		101	145,500		101	135,100
	101	2,300		101	2,300		101	2,300
	Total	527,800		Total	504,600		Total	481,500

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

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	407,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,600
Appraised Land Value (Bldg)	157,100
Special Land Value	0
Total Appraised Parcel Value	568,500
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	568,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201903049	10-10-2019	12	REROOF	19,500	05-27-2020	100	05-27-2020	REROOF & REPLA
64	03-01-1988	MN	Manual Note	150,000				SFR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-27-2020			400	15	PERMIT VISIT
07-02-2018			333	2	MEASURED
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	3.12	1.250	9	LAND	1.00	NV	1.00			0			1.000	3.9	156,000
1	101	ONE FAM	RAA				0.150	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	1,100
						Total Card Land Units	1.07	AC	Parcel Total Land Area:	1.07												Total Land Value	157,100

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 11/14/2023 6:12:49 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	8	BRICK VENR
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	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	3	
Full Baths	4	
Half Baths	0	
Extra Fixtures	2	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	1	
Extra Kitchen St	A	AVERAGE
FBM Sqft	2220	
FBM Quality	3	
Fireplaces	3	
WS Flues		
Central Vac	1	YES
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

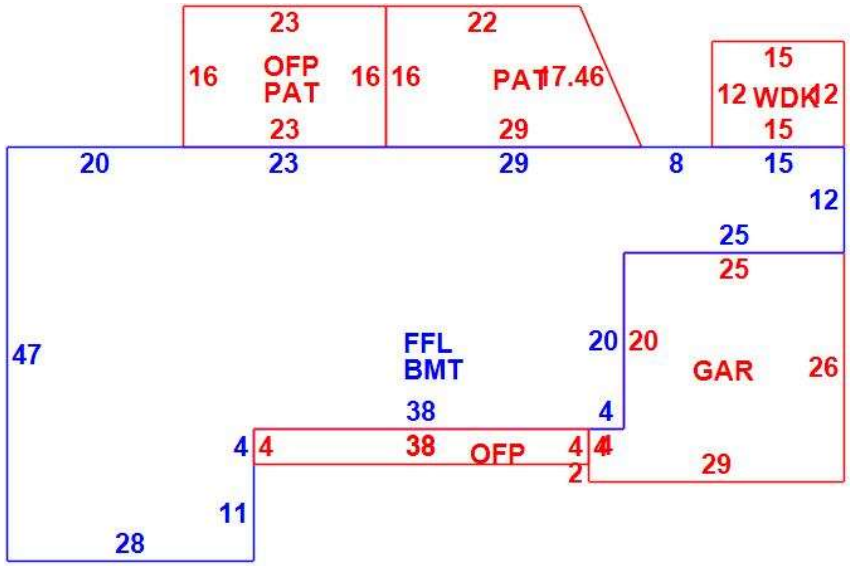
Element	Cd	Description
Basement Floor	6	CERAMIC TILE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	94.97
RCN	509,789
Net Other Adj	
Year Built	1988
Effective Year Built	2001
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	80
RCNLD	407,800
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
19	PATIO			L	256	8.00	1988	50	0.00	FR	A	1.00	1,000
02	SHED/FR			L	252	12.00	2000	70	0.00	GD	G	1.25	2,600

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,960		25.82	76,423
FFL	1ST FLOOR	2,960	2,960		129.09	382,116
GAR	GARAGE	0	674		51.71	34,855
OFP	OPEN PORCH	0	520		12.91	6,713
PAT	PATIO	0	776		6.49	5,035
WDK	WOOD DECK	0	180		25.82	4,647
	Ttl Gross Liv / Lease Area	2,960	8,070			509,789