Property Location 2 HAPPY ACRES LN | Map ID 54/ 6/ 1A/ / | Bldg Name | State Use 101
Vision ID 7669 | Account # 7669 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/24/2025 9:44:44 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
GLOBAL HOMES PROPERTIES LLC				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
38 LOUIS RD				
	DRAINAGE		VIEW	COMMUNITY
SPRINGFIELD MA 01118				

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#

GIS ID F_388310_2844824

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	707700	707,700
RES LAND	101	165600	165,600
	Total	873,300	873,300

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
GLOBAL HOMES PROPERTIES LLC	25491	0579	07-15-2024	U	V	165,000	1P
HAPPY ACRES LLC	24740	0436	09-26-2022	U	V	1	1A
GOLDSTEIN MARLENE	23627	00447	01-04-2021	U	V		

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	130	183,200	2024	130	29,600	2023	130	26,800
	Total	183,200		Total	29,600		Total	26,800

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

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001				

NOTES

NEW FY2024 PLANS 396-2 LOT 1
HAPPY ACRES SUB DIVISION
CREATED FROM PARCEL 54-6-0

B-24-545 RECK 6/26 OR UPON CO

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	707,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	165,600
Special Land Value	0
Total Appraised Parcel Value	873,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	873,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-24-545	08-30-2024	2	DWELLING	362,500	07-01-2025	90		NEW SF 2 STORY, 4

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-01-2025			334	15	PERMIT VISIT

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	RA				25,482	SF	4.64	1.400	H	LAND	1.00	NS	1.00			0			1.000	6.5	165,600
						Total Card Land Units	0.58	AC	Parcel Total Land Area:	0.58												Total Land Value	165,600

Property Location 2 HAPPY ACRES LN | Map ID 54/ 6/ 1A/ / | Bldg Name | State Use 101
Vision ID 7669 | Account # 7669 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/24/2025 9:44:44 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	A-	V GOOD-
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
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	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

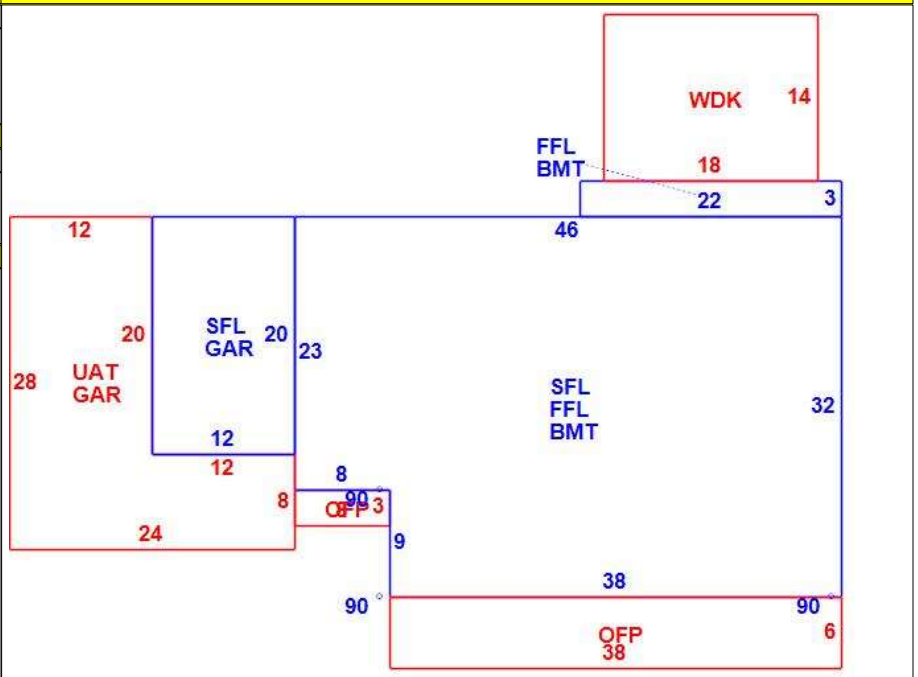
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	115.24
RCN	707,655
Net Other Adj	
Year Built	2024
Effective Year Built	2025
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	100
RCNLD	707,700
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,466		36.94	54,151
FFL	1ST FLOOR	1,466	1,466		184.81	270,938
GAR	GARAGE	0	672		73.98	49,715
OFP	OPEN PORCH	0	252		18.33	4,620
SFL	2ND FLOOR	1,640	1,640		184.81	303,096
UAT	UNFIN ATTC	0	432		36.79	15,894
WDK	WOOD DECK	0	252		36.67	9,241
	Ttl Gross Liv / Lease Area	3,106	6,180			707,655