

Property Location: 39 TRACEY LN
Vision ID: 2300

Account #2340

MAP ID:29/ 68/ 6/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/27/2014 19:13

CURRENT OWNER

MANCUSO PETER M
MANCUSO ERICA T
39 TRACEY LN

E LONGMEADOW, MA 01028
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

212,300

212,300

RES LAND

101

103,200

103,200

RESIDENTL.

101

900

900

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_382416_2845905

Received
Prior ID
Owner Occ
Final Area 2085
Current Ac. .58618

ASSOC PID#

Total

316,400

316,400

RECORD OF OWNERSHIP

BK-VOL/PAGE

19649/ 130
11777/ 173
05747/ 0216

SALE DATE

q/u

v/i

SALE PRICE

V.C.

01/22/2013

U

I

100

1A

07/27/2001

U

I

195,000

01/16/1985

U

I

19,000

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

202,500

2013

B

199,600

2012

B

202,800

2014

L

106,700

2013

L

104,000

2012

L

98,400

2014

O

800

2013

O

800

2012

O

800

Total:

310,000

Total:

304,400

Total:

302,000

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

212,300

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

900

Appraised Land Value (Bldg)

103,200

Special Land Value

0

Total Appraised Parcel Value

316,400

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

316,400

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

NG

NOTES

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

232

07/29/2008

4

ADDITION

82,500

0

33' X 20' OFF REAR

35

03/19/2004

17

DECK

3,000

0

15X22

309

01/01/1984

MN

Manual Note

0

0

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

12/07/2010

317

15

PERMIT VISIT

12/04/2009

317

15

PERMIT VISIT

01/09/2009

317

15

PERMIT VISIT

01/03/2005

311

15

PERMIT VISIT

04/08/2004

317

14

INSPECTED

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

RA

25,534 SF

3.26

1.2400

8

1.0000

1.00

NG

1.00

Spec Use

Spec Calc

1.00

4.04

103,200

Total Card Land Units:

0.59 AC

Parcel Total Land Area:

0.59 AC

Total Land Value:

103,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			84.02
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			235,925
AC Type	03		FULL	AYB			1984
Bedrooms	3			EYB			2004
Full Baths	2			Dep Code			VG
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	8			Dep %			10
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			90
Bsmt Garage				Apprais Val			212,300
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			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
02	SHED/FR			L	168	7.48	1987	A		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	2,085		16.80	35,036	
FFL	1ST FLOOR	2,085	2,085		84.02	175,179	
GAR	GARAGE	0	484		33.68	16,300	
OFP	OPEN PORCH	0	132		8.27	1,092	
PAT	PATIO	0	216		4.28	924	
WDK	WOOD DECK	0	625		11.83	7,394	

Ttl. Gross Liv/Lease Area:		2,085	5,627	2,808	235,925		
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