

Property Location: 40 SENECA PL
Vision ID: 6317

Account #6404

MAP ID:59/ 68/ 9/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/29/2014 09:08

CURRENT OWNER

LYONS MICHAEL J

PO BOX 968

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101 101

Appraised Value

268,600 135,900

Assessed Value

268,600 135,900

SUPPLEMENTAL DATA

Other ID: SP Permit Chapter Land OC Dates 3/8/2013 In+Ex FY Mailed GIS ID: F_387181_2855699

Received Prior ID Owner Occ Final Area 2472 Current Ac. .96058

ASSOC PID#

Total

404,500

404,500

RECORD OF OWNERSHIP

LYONS MICHAEL J
TORCIA MICHAEL A,
GOODWIN CHRISTINE M,
SANTANIELLO,ANTHONY J
G J R CONSTRUCTION INC
BONIFACE,SUZANNE

BK-VOL/PAGE
19421/ 254
18970/ 174
13357/ 466
13357/ 436
12773/ 99
12773/ 96

SALE DATE q/u v/i
08/30/2012 U V
10/26/2011 U V
07/08/2003 U V
07/08/2003 U V
12/04/2002 U V
12/02/2002 U V

SALE PRICE V.C.
120,000 1N
135,000
120,000 B
180,000 G
95,000 J
25,000 I

PREVIOUS ASSESSMENTS (HISTORY)

Yr. Code Assessed Value

2014 B 266,100
2014 L 142,700

Total: 408,800

Yr. Code Assessed Value

2013 L 138,700

Total: 138,700

Yr. Code Assessed Value

2012 L 138,700

Total: 138,700

EXEMPTIONS

Year Type Description

Total:

OTHER ASSESSMENTS

Description Number Amount Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB NBHD Name Street Index Name Tracing Batch

0001/A

NOTES

N=BUILDER PURCHASED LAND IN 2011 FOR 135,000. SOLD LAND WITH CONTRACT TO BUILD IN 2012 FOR 120,000. ACCORDING TO MLS THE SALE ON 8/30/12 SALE WAS FOR \$450,000 FOR HOME TO BE BUILT AND LAND. SUB DIV 854

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 268,600

Appraised XF (B) Value (Bldg) 0

Appraised OB (L) Value (Bldg) 0

Appraised Land Value (Bldg) 135,900

Special Land Value 0

Total Appraised Parcel Value 404,500

Valuation Method: C

Adjustment: 0

Net Total Appraised Parcel Value 404,500

BUILDING PERMIT RECORD

Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments

201203024 09/11/2012 2 DWELLING 375,000 0

VISIT/ CHANGE HISTORY

Date Type IS ID Cd. Purpose/Result

03/15/2013 2 25 MEASURED
03/08/2013 OC VISIT

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.

1 101 ONE FAM RA 40,000 SF 2.20 1.5400 9 1.0000 1.00 NV 1.00
1 101 ONE FAM RA 0.04 AC 7,000.00 1.0000 0 1.0000 1.00 NV 1.00

Special Pricing S Adj Fact Adj. Unit Price Land Value

Spec Use Spec Calc

1.00 3.39 135,600
1.00 7,000.00 300

Total Card Land Units: 0.96 AC

Parcel Total Land Area: 0.96 AC

Total Land Value: 135,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B-		GOOD (-)	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	3						
Full Baths	2						
Half Baths	1						
Extra Fixtures	1						
Total Rooms	8						
Bath Style	G		GOOD				
Kitchen Style	G		GOOD				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	1						

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,188		18.06	21,453
CFL	CATHEDRAL CE	64	64		92.96	5,949
FFL	1ST FLOOR	1,124	1,124		90.14	101,316
GAR	GARAGE	0	648		36.03	23,346
HST	HALF STORY	360	720		45.07	32,450
SFL	2ND FLOOR	924	924		90.14	83,288
WDK	WOOD DECK	0	280		12.56	3,515

Ttl. Gross Liv/Lease Area:		2,472	4,948	3,010		271,317
----------------------------	--	-------	-------	-------	--	---------

