

Property Location: 25 TRACEY LN
Vision ID: 2303

Account #2343

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/15/2017 12:04

CURRENT OWNER

MCGRATH JOSEPH J

25 TRACEY LN

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

266,400

Appraised Value

149,700

114,100

2,600

266,400

Assessed Value

149,700

114,100

2,600

266,400

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

MCGRATH JOSEPH J

SCHMID PATRICIA K

BACHETTI ALAN W,

BK-VOL/PAGE

20711/ 533

11230/ 502

05803/ 0190

SALE DATE

05/21/2015

06/15/2000

04/30/1985

q/u

Q

U

U

v/i

1

1

1

SALE PRICE

246,000

167,500

91,200

V.C.

00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

146,800

111,400

2,600

260,800

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

145,400

108,000

2,600

256,000

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

152,000

108,000

2,400

262,400

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NG

NOTES

SUB DIV #422 WALKOUT BMT

BUILDING PERMIT RECORD

Permit ID

201602605

185

132

105

312

15

Issue Date

09/16/2016

06/26/2000

05/25/2000

05/28/1997

01/01/1986

01/01/1985

Type

62

10

12

4

MN

MN

Description

SOLAR

SHED

REROOF

ADDITION

Manual Note

Manual Note

Amount

45,277

500

1,500

4,000

0

0

Insp. Date

03/21/2017

% Comp.

100

0

0

0

0

0

Date Comp.

03/21/2017

Comments

WOOD STOVE

VISIT/CHANGE HISTORY

Date

03/21/2017

06/19/2015

04/07/2004

03/18/2004

09/13/2003

Type

IS

ID

317

317

317

317

274

Cd.

15

3

14

22

2

Purpose/Result

PERMIT VISIT

MEAS+INSPCTD

INSPECTED

MAILER SENT

MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

37,906

SF

Unit Price

2.43

I. Factor

1.2400

S.A.

8

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

NG

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

3.01

Land Value

114,100

Total Card Land Units:

0.87

AC

Parcel Total Land Area:

0.87

AC

Total Land Value:

114,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	18		SPLIT ENT	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft	576		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
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	Adj. Base Rate:		121.75	
Interior Floor 2	4		CARPET				
Heat Fuel	3		ELECTRIC				
Heat Type	6		ELECTRC BB	Replace Cost		194,442	
AC Type	01		NONE	AYB		1985	
Bedrooms	3			EYB		1994	
Full Baths	2			Dep Code		AG	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %		23	
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		CONCRETE	Overall % Cond		77	
Bsmt Garage	2			Apprais Val		149,700	
Units	1			Dep % Ovr		0	
WS Flues	1			Dep Ovr Comment			
FBM Quality	3			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
07	POOL A-C	OB	Outbuilding	L	24	69.00	1997				70	1,200
02	SHED/FR			L	192	7.48	2000	G		GD	70	1,300
02	SHED/FR			L	35	7.48	1995	F		AV	60	100
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1994		1		100	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	1,236	1,236		121.75	150,489
LLV	LOWR LEVEL	0	1,152		30.44	35,065
PAT	PATIO	0	269		5.88	1,583
WDK	WOOD DECK	0	429		17.03	7,305
Ttl. Gross Liv/Lease Area:		1,236	3,086	1,597		194,442

