

Property Location 40 SENECA PL		Map ID 59/ 68/ 9/ /		Bldg Name		State Use 101	
Vision ID 6317		Account # 6404		Bldg # 1		Print Date 11-04-2020 11:38:26	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
LYONS KATHLEEN 40 SENECA PL EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	325600	325,600		
						RES LAND	101	134300	134,300		
						RESIDNTL.	101	600	600		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 3/8/2013 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
GIS ID F_387181_2855699						Total		460,500	460,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LYONS KATHLEEN		22635	573	04-23-2019	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LYONS MICHAEL J		19421	0254	08-30-2012	U	V	120,000	1	2020	101	315,100	2019	101	306,500	2018	101	283,400
TORCIA MICHAEL A,		18970	0174	10-26-2011	U	V	135,000			101	134,300		101	130,300		101	130,300
GOODWIN CHRISTINE M,		13357	0466	07-08-2003	U	V	120,000	1B		101	600		101	600		101	600
SANTANIELLO,ANTHONY J		13357	0436	07-08-2003	U	V	180,000	1									
		Total							450000		Total		437400		Total		414300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 325,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 134,300 Special Land Value 0 Total Appraised Parcel Value 460,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 460,500									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		NV	

NOTES									
SUB DIV 854									

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Type	Is	Id	Cd	Purpose/Result
201501884	06-09-2015	62	SOLAR	29,325	05-27-2016	100	05-27-2016			05-27-2016			317	15	PERMIT VISIT
201203024	09-11-2012	2	DWELLING	375,000				OC 3/8/2013 2		03-15-2013			317	2	MEASURED
										03-08-2013			400	25	OC 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				40,000	SF	2.39	1.400	9	LAND	1.00	NV	1.00		0		1.000	3.35	134,000		
1	101	ONE FAM	RA				0.040	AC	7,000	1.000	0		1.00	NV	1.00		0		1.000	7,000	300		
Total Card Land Units							0.958	AC	Parcel Total Land Area: 0.9583							Total Land Value							134,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	85.93	
Interior Floor 2	4	CARPET	RCN	342,693	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2012	
AC Type	03	FULL	Effective Year Built	2013	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	5	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	95	
Extra Kitchen St			RCNLD	325,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2015	95	1.00			0.00	0
02	SHED/FR			L	96	7.48	2015	70	0.00	GD	G	1.25	600

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
BMT	BASEMENT	0	1,188		22.81	27,097					
CFL	CATHEDRAL CE	64	64		117.41	7,514					
FFL	1ST FLOOR	1,124	1,124		113.85	127,969					
GAR	GARAGE	0	648		45.51	29,488					
HST	HALF STORY	360	720		56.93	40,987					
SFL	2ND FLOOR	924	924		113.85	105,199					
WDK	WOOD DECK	0	280		15.86	4,440					
Ttl Gross Liv / Lease Area		2,472	4,948	3,010		342,693					

