

State Use 101
Print Date 11/22/2025 12:18:56

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
LYONS KATHLEEN 40 SENECA PL EAST LONGMEADOW MA 01028 GIS ID F_387181_2855699												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	472200		472,200											
												RES LAND		101	156300		156,300											
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	1000		1,000											
				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#						Total		629,500		629,500										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
LYONS KATHLEEN LYONS MICHAEL J TORCIA MICHAELA, GOODWIN CHRISTINE M, SANTANIELLO,ANTHONY J				22635	0573	04-23-2019	U	I	0		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				19421	0254	08-30-2012	U	V	120,000		1	2025	101	441,300	2024	101	407,600	2023	101	373,900								
				18970	0174	10-26-2011	U	V	135,000				101	156,300		101	156,300		101	142,300								
				13357	0466	07-08-2003	U	V	120,000		1B		101	1,000		101	1,000		101	600								
				13357	0436	07-08-2003	U	V	180,000		1	Total	598,600		Total	564,900		Total	516,800									
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description		Amount		Code	Description		YEAR	Amount												Comm Int						
Total																												
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name				Tracing				Batch				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value														
0001						101				NV																		
NOTES																												
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					
B-25-425		07-22-2025		11	POOL		14,000		05-27-2016		0		05-27-2016		27' AG		05-27-2016				317	15	PERMIT VISIT					
201501884		06-09-2015		62	SOLAR		29,325				100				03-08-2013		2768 SF COLONIAL				03-15-2013				317	2	MEASURED	
201203024		09-11-2012		2	DWELLING		375,000														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	3.12	1.250	9	LAND	1.00	NV	1.00				0			1.000	3.9	156,000			
1	101	ONE FAM		RA				0.040	AC	7,000.00	1.000	0		1.00	NV	1.00				0			1.000	7,000	300			
Total Card Land Units								0.96	AC	Parcel Total Land Area: 0.96				Total Land Value								156,300						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage		
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		131.30
Interior Floor 2	4	CARPET	RCN		502,308
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2012
AC Type	03	FULL	Effective Year Built		2019
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	6	
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	94	
Extra Kitchen St			RCNLD	472,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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	94	1.00			0.00	0
02	SHED/FR			L	96	12.00	2015	70	0.00	GD	G	1.25	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,188		33.24	39,494	
CFL	CATHEDRAL CE	64	64		171.13	10,952	
FFL	1ST FLOOR	1,124	1,124		165.94	186,519	
GAR	GARAGE	0	648		66.33	42,979	
HST	HALF STORY	360	720		82.97	59,739	
SFL	2ND FLOOR	924	924		165.94	153,331	
WDK	WOOD DECK	0	280		33.19	9,293	
Ttl Gross Liv / Lease Area		2,472	4,948			502,308	

