

Property Location: 20 LYNWOOD RD
Vision ID: 2803

Account #2851

MAP ID:34/ 31/ 5/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/27/2014 21:10

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
SAMPLE ANDRE			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
20 LYNWOOD RD						RESIDENTL.	101	48,600	48,600		
EAST LONGMEADOW, MA 01028						RES LAND	101	64,000	64,000		
Additional Owners:		SUPPLEMENTAL DATA				RESIDENTL.	101	7,400	7,400		
		Other ID: SP Permit HO Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384032_2857464			Received Prior ID Owner Occ Y Final Area 900 Current Ac. .22957						
					ASSOC PID#		Total		120,000	120,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
SAMPLE ANDRE		19834/ 270	05/24/2013	U	I	129,500	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
SAMPLE RANDY W,		18339/ 413	06/18/2010	U	I	79,500	S	2014	B	43,100	2013	B	51,100	2012	B	54,700
HOMESALES INC,		17917/ 169	07/14/2009	U	I	18,420	L	2014	L	63,200	2013	L	63,900	2012	L	67,500
JOYCE PATRICIA E,		11378/ 158	10/20/2000	U	I	79,000		2014	O	7,700	2013	O	7,700	2012	O	7,700
KELLIHER TODD J,		09063/ 0494	02/17/1995	U	I	76,100										
MCQUILLAN DONALD M +		05929/ 0355	10/28/1985	U	I	42,500										
							Total:	114,000		Total:		122,700		Total:		129,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.
Total:												

ASSESSING NEIGHBORHOOD								Appraised Bldg. Value (Card) 48,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 7,400 Appraised Land Value (Bldg) 64,000 Special Land Value 0 Total Appraised Parcel Value 120,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 120,000					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing						Batch	
0001/A						101						MF	

NOTES												RENTAL			

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		
									03/17/2004			250	22	MAILER SENT		
									08/23/2003			274	2	MEASURED		
									03/07/1992			107	14	INSPECTED		
									01/09/1981			500	1	LEFT NOTICE		

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				10,000	SF	7.81	0.8200	3	1.0000	1.00	MF	1.00		Spec Use	Spec Calc	1.00	6.40	64,000	
Total Card Land Units:			0.23	AC	Parcel Total Land Area:			0.23	AC			Total Land Value:										64,000

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		NONE
Grade	C-		AVG. (-)	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	6		SLAB	MIXED USE			
Exterior Wall 1	6		STUCCO	Code	Description		Percentage
Exterior Wall 2	1		WOOD SHING	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		110.79	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		101,266	
Heat Type	3		FORCED H/W	AYB		1952	
AC Type	03		Full	EYB		1962	
Bedrooms	2			Dep Code		FR	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		52	
Total Rooms	5			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		48	
Basement Floor				Apprais Val		48,600	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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
03	GARAGE	OB	Outbuilding	L	528	28.18	1953	A		FR	50	7,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	900	900		110.79	99,715
OFP	OPEN PORCH	0	44		10.07	443
PAT	PATIO	0	192		5.77	1,108

Ttl. Gross Liv/Lease Area:		900	1,136	914		101,266

