

Property Location: 47 LYNWOOD RD

MAP ID: 46/ 17/ 21/ /

Bldg Name:

State Use: 101

Vision ID: 3668

Account #3729

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 17:50

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION												
MCQUILLAN DEBRA C MCQUILLAN ALAN A 47 LYNWOOD RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code	Appraised Value					Assessed Value								
													RESIDENTL.		101	101,400					101,400								
													RES LAND		101	62,600					62,600								
													RESIDENTL.		101	400					400								
SUPPLEMENTAL DATA												Total		164,400	164,400														
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
MCQUILLAN DEBRA C BRYSON DEBRA C, BRYSON DEBRA C FRASCA JOHN T CORRIVEAU					15592/ 552 09182/ 0170 07421/ 0198 06670/ 279 05345/ 0046		12/19/2005 07/11/1995 03/30/1990 10/30/1987 11/23/1982		U	1	100 1 128,000 121,900 0		A A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value							
														2017	101	99,300	2016	101	98,100	2015	101	98,100							
														2017	101	59,300	2016	101	64,000	2015	101	64,000							
														2017	101	400	2016	101	400	2015	101	400							
														Total:		159,000	Total:		162,500	Total:		162,500							
EXEMPTIONS					OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 101,400 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 400 Appraised Land Value (Bldg) 62,600 Special Land Value 0 Total Appraised Parcel Value 164,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 164,400																
Year	Type	Description		Amount		Code	Description		Number		Amount									Comm. Int.									
Total:																													
ASSESSING NEIGHBORHOOD																													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																		
0001/A								101			MF																		
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							
16		01/01/1985		MN	Manual Note		0				0			DORMER		05/06/2011				317	14	INSPECTED							
213		01/01/1982		MN	Manual Note		0				0			WOOD STOVE		04/14/2011				317	2	MEASURED							
																11/07/2002				274	14	INSPECTED							
																09/18/2002				250	22	MAILER SENT							
																09/17/2002				274	2	MEASURED							
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				9,866 SF		8.34	0.7600	3	1.0000	1.00	MF	1.00			Spec Use		Spec Calc	1.00	6.34	62,600					
Total Card Land Units:										0.23	AC	Parcel Total Land Area:					0.23 AC					Total Land Value:							62,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 STORIES	Int vs Ext	B		BETTER
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2	4		VINYL	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			88.92
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			160,952
AC Type	01		NONE	AYB			1951
Bedrooms	2			EYB			1980
Full Baths	1			Dep Code			AG
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %			37
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			63
Bsmt Garage				Apprais Val			101,400
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	0			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	96	7.48	1992	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	768		17.83	13,694	
EFP	ENCL PORCH	0	144		26.55	3,824	
FFL	1ST FLOOR	768	768		88.92	68,293	
GAR	GARAGE	0	576		35.51	20,452	
HST	HALF STORY	144	288		44.46	12,805	
STG	STORAGE	0	192		35.66	6,847	
TQS	3/4 STORY	360	480		66.69	32,013	
WDK	WOOD DECK	0	240		12.60	3,023	
Ttl. Gross Liv/Lease Area:		1,272	3,456	1,810		160,952	

8	24
STG	GAR
24	24
8	12
8	12
12	WDK
20	12
20	12
24	TQS
24	FFL
24	BMT
20	12

