

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: 12/07/2018 12:34

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, M 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		110,200				110,200					
													RES LAND		101		62,600				62,600					
													RESIDENTL.		101		400		400							
SUPPLEMENTAL DATA																										
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384481_2857187								Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																		
Total														173,200		173,200										
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	I	100 1 128,000 121,900 0		A A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
													2018	101	101,400		2017	101	99,300		2016	101	98,100			
													2018	101	62,600		2017	101	59,300		2016	101	64,000			
													2018	101	400		2017	101	400		2016	101	400			
													Total:		164,400		Total:		159,000		Total:		162,500			
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																										
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch															
0001/A								101			MF															
NOTES																										
												Appraised Bldg. Value (Card)								110,200						
												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								173,200						
												Valuation Method:								C						
												Adjustment:								0						
												Net Total Appraised Parcel Value				173,200										
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:			96.66
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			174,961
AC Type	01		NONE	AYB			1951
Bedrooms	2			EYB			1981
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			110,200
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		19.38	14,886	
EFP	ENCL PORCH	0	144		28.86	4,157	
FFL	1ST FLOOR	768	768		96.66	74,238	
GAR	GARAGE	0	576		38.60	22,233	
HST	HALF STORY	144	288		48.33	13,920	
STG	STORAGE	0	192		38.77	7,443	
TQS	3/4 STORY	360	480		72.50	34,799	
WDK	WOOD DECK	0	240		13.69	3,287	
Ttl. Gross Liv/Lease Area:		1,272	3,456	1,810		174,961	

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

