

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
LINCOLN FLYNT C LINCOLN LAUREE A 534 HALL HILL RD SOMERS CT 06071												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	181200		181,200								
												RES LAND		101	70500		70,500								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500								
				SUPPLEMENTAL DATA																					
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
GIS ID F_381663_2848877												Total		252,200		252,200									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
LINCOLN FLYNT C				8785	0441	03-29-1994					0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
													2019	101 101	176,100 68,300	2018	101 101	162,600 68,300	2017	101 101	158,900 66,600				
												Total		244400		Total		230900		Total		225500			
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				0.00																					
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						101		MA																	
NOTES																									
SUB DIV #740 FORMERLY CARD 2 28-42-A												Appraised BLDG. Value (Card)										181,200			
												Appraised Xf (B) Value (Bldg)										0			
												Appraised Ob (B) Value (Bldg)										500			
												Appraised Land Value (Bldg)										70,500			
												Special Land Value										0			
												Total Appraised Parcel Value										252,200			
												Valuation Method										C			
												Adjustment													
												Net Total Appraised Parcel Value										252,200			
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			
30		02-10-2011		12	REROOF		5,400				0				NVC		07-19-2019			334	3	MEAS+INSPCTD			
46		01-01-1985		8	RENOVATION												02-10-2012			317	15	PERMIT VISIT			
																	03-18-2004			250	22	MAILER SENT			
																	09-27-2003			274	2	MEASURED			
																	05-21-1992			131	1	LEFT NOTICE			
																	04-12-1990			131	15	PERMIT VISIT			
																	07-25-1980			500	1	LEFT NOTICE			
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	RC				18,497	SF	4.76	1.000	5	LAND	0.80	MA	1.00	SHP2		0		1.000	3.81	70,500			
Total Card Land Units							0.425	AC	Parcel Total Land Area: 0.4246							Total Land Value							70,500		

Property Location 28 HIGH ST
Vision ID 2117

Account # 2154

Map ID 28/ 42A/ B/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 2:14:33 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		83.42
Interior Floor 1	3	HARDWOOD	RCN		258,907
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1912
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		181,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
02	SHED/FR			L	80	7.48	2015	60	0.00	AV	A	1.00	400
02	SHED/FR			L	25	7.48		60	0.00	AV	A	1.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	800		21.11	16,888	
FFL	1ST FLOOR	1,218	1,218		105.55	128,556	
GAR	GARAGE	0	418		42.17	17,626	
SFL	2ND FLOOR	860	860		105.55	90,771	
WDK	WOOD DECK	0	342		14.81	5,066	
Ttl Gross Liv / Lease Area		2,078	3,638	2,453		258,907	

