

Property Location

47 LYNWOOD RD

Map ID

46/ 17/ 21/ /

Bldg Name

State Use

101

Vision ID

3668

Account #

3729

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 11:03:19

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MCQUILLAN DEBRA C MCQUILLAN ALAN A 47 LYNWOOD RD EAST LONGMEADOW MA 01028 GIS ID F_384481_2857187		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	102700	102,700		
						RES LAND	101	64400	64,400		
						RESIDNTL.	101	400	400		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
						Total				167,500	167,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCQUILLAN DEBRA C BRYSON DEBRA C, BRYSON DEBRA C FRASCA JOHN T CORRIVEAU		15592	0552	12-19-2005	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09182	0170	07-11-1995	U	I	1	1A	2019	101	110,200	2018	101	101,400	2017	101	99,300
		07421	0198	03-30-1990	U	I	128,000			101	62,600		101	62,600		101	59,300
		06670	0279	10-30-1987	U	I	121,900			101	400		101	400		101	400
		05345	0046	11-23-1982	U	I	0										
								Total		173200	Total		164400	Total		159000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card)102,700 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)400 Appraised Land Value (Bldg)64,400 Special Land Value0 Total Appraised Parcel Value167,500 Valuation MethodC Adjustment Net Total Appraised Parcel Value167,500									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total			0.00														

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						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					DORMER WOOD STOVE	08-01-2019			334	2	MEASURED					
213	01-01-1982	MN	Manual Note						05-06-2011				317	14	INSPECTED				
									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				
									03-07-1992			107	3	MEAS+INSPCTD					

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				9,866 SF	8.59	0.760	3	LAND	1.00	MF	1.00			0		1.000	6.53	64,400		
Total Card Land Units							0.226	AC	Parcel Total Land Area: 0.2265							Total Land Value							64,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	91.01	
Interior Floor 2	3	HARDWOOD	RCN	180,228	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1951	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	102,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
02	SHED/FR			L	96	7.48	1992	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		19.97	15,334	
EFP	ENCL PORCH	0	144		29.73	4,282	
FFL	1ST FLOOR	768	768		99.57	76,472	
GAR	GARAGE	0	576		39.76	22,902	
HST	HALF STORY	144	288		49.79	14,339	
STG	STORAGE	0	192		39.93	7,667	
TQS	3/4 STORY	360	480		74.68	35,846	
WDK	WOOD DECK	0	240		14.11	3,385	
Ttl Gross Liv / Lease Area		1,272	3,456	1,810		180,228	

