

Property Location

44 LYNWOOD RD

Map ID

46/ 2/ 10/ /

Bldg Name

State Use

101

Vision ID

3671

Account #

3732

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 11:03:48

|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|--------------------------|----------------|------------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|-------------------------|--------------------------------------------|---------|---------|----------|------------------|-------|-----------------|---|--------|---------------|------------|--------|--|--|--|--|--|--|--|--|--|--|--|--|
| <b>CURRENT OWNER</b>                                                                                              |            | <b>TOPO TYPE</b>                                                           | <b>UTILITY</b>           | <b>STREET</b>  | <b>LOCATION</b>  | <b>CURRENT ASSESSMENT</b>                                       |            |                                                                     |                         | <div>1006</div> <div>EAST LONGMEADOW</div> |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| PALMER LOTHAIR H HEIRS DEV OF<br><br>44 LYNWOOD RD<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_384511_2857333 |            | <b>TOPO WET</b>                                                            | <b>EASEMENT</b>          | <b>TRAFFIC</b> | <b>CORNER</b>    | Description                                                     | Code       | Appraised                                                           | Assessed                |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  | RESIDNTL.                                                       | 101        | 85800                                                               | 85,800                  |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  | RES LAND                                                        | 101        | 64400                                                               | 64,400                  |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  | RESIDNTL.                                                       | 101        | 200                                                                 | 200                     |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            | <b>DRAINAGE</b>                                                            |                          | <b>VIEW</b>    | <b>COMMUNITY</b> |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            | <b>SUPPLEMENTAL DATA</b>                                                   |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                          |                |                  | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  | Total                                                           |            |                                                                     |                         | 150,400                                    | 150,400 |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>RECORD OF OWNERSHIP</b>                                                                                        |            | <b>BK-VOL/PAGE</b>                                                         | <b>SALE DATE</b>         | <b>Q/U</b>     | <b>V/I</b>       | <b>SALE PRICE</b>                                               | <b>VC</b>  | <b>PREVIOUS ASSESSMENTS (HISTORY)</b>                               |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| PALMER LOTHAIR H HEIRS DEV OF                                                                                     |            | 02440                                                                      | 0388                     | 12-28-1955     | U                | I                                                               | 0          | Year                                                                | Code                    | Assessed                                   | Year    | Code    | Assessed | Year             | Code  | Assessed        |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            | 2019                                                                | 101                     | 73,100                                     | 2018    | 101     | 67,500   | 2017             | 101   | 68,200          |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 101                     | 62,500                                     |         | 101     | 62,500   |                  | 101   | 59,400          |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 101                     | 200                                        |         | 101     | 200      |                  | 101   | 200             |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  | Total                                                           |            | 135800                                                              |                         | Total                                      |         | 130200  |          | Total            |       | 127800          |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>EXEMPTIONS</b>                                                                                                 |            |                                                                            | <b>OTHER ASSESSMENTS</b> |                |                  |                                                                 |            | This signature acknowledges a visit by a Data Collector or Assessor |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| Year                                                                                                              | Code       | Description                                                                | Amount                   | Code           | Description      | YEAR                                                            | Amount     |                                                                     |                         |                                            |         |         |          |                  |       | Comm Int        |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| Total                                                                                                             |            |                                                                            | 0.00                     |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>ASSESSING NEIGHBORHOOD</b>                                                                                     |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| Nbhd                                                                                                              |            | Nbhd Name                                                                  |                          | B              |                  | Tracing                                                         |            | Batch                                                               |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| 0001                                                                                                              |            |                                                                            |                          |                |                  | 101                                                             |            | MF                                                                  |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>NOTES</b>                                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>BUILDING PERMIT RECORD</b>                                                                                     |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| Permit Id                                                                                                         | Issue Date | Type                                                                       | Description              | Amount         | Insp Date        | % Comp                                                          | Date Comp  | Comments                                                            | Date                    | Type                                       | Is      | Id      | Cd       | Purpose/Result   |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 08-01-2019              |                                            |         | 334     | 2        | MEASURED         |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 04-14-2011              |                                            |         | 317     | 2        | MEASURED         |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 09-18-2002              |                                            |         | 250     | 22       | MAILER SENT      |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 09-17-2002              |                                            |         | 274     | 2        | MEASURED         |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 07-29-1992              |                                            |         | 131     | 14       | INSPECTED        |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 06-03-1992              |                                            |         | 131     | 1        | LEFT NOTICE      |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 01-16-1981              |                                            |         | 500     | 3        | MEAS+INSPCTD     |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>LAND LINE VALUATION SECTION</b>                                                                                |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                       |                |                  |                                                                 | 10,000 SF  | 8.48                                                                | 0.760                   | 3                                          | LAND    | 1.00    | MF       | 1.00             |       |                 | 0 |        | 1.000         | 6.44       | 64,400 |  |  |  |  |  |  |  |  |  |  |  |  |
| Total Card Land Units                                                                                             |            |                                                                            |                          |                |                  |                                                                 | 0.230      | AC                                                                  | Parcel Total Land Area: |                                            |         |         | 0.2296   | 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             | 1.50 | 1 1/2 STORIES | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE      | MIXED USE                       |             |             |
| Exterior Wall 1     | 3    | ALUMINUM      | Code                            | Description |             |
| Exterior Wall 2     |      |               | 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    | 3    | HARDWOOD      | Adj Base Rate                   | 112.60      |             |
| Interior Floor 2    |      |               | RCN                             | 150,591     |             |
| Heat Fuel           | 1    | OIL           | Net Other Adj                   |             |             |
| Heat Type           | 1    | FORCED H/A    | Year Built                      | 1952        |             |
| AC Type             | 01   | NONE          | Effective Year Built            | 1975        |             |
| Bedrooms            | 3    |               | Depreciation Code               | AV          |             |
| Full Baths          | 1    |               | Remodel Rating                  |             |             |
| Half Baths          | 0    |               | Year Remodeled                  |             |             |
| Extra Fixtures      | 0    |               | Depreciation %                  | 43          |             |
| Total Rooms         | 4    |               | 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                           | 85,800      |             |
| FBM Sqft            | 384  |               | Dep % Ovr                       |             |             |
| FBM Quality         | 3    |               | 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 |
| 01                                                                 | SHED/MTL    |    |          | L   | 100   | 5.18       | 1978   | 50 | 0.00 | FR   | F   | 0.90 | 200        |
|                                                                    |             |    |          |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |          |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |          |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |          |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |          |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |          |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |          |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |          |     |       |            |        |    |      |      |     |      |            |

| BUILDING SUB-AREA SUMMARY SECTION |                  |        |       |          |           |                |  |
|-----------------------------------|------------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description      | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT         | 0      | 768   |          | 26.21     | 20,131         |  |
| FFL                               | 1ST FLOOR        | 768    | 768   |          | 130.72    | 100,394        |  |
| UHS                               | UNFIN HALF STORY | 0      | 768   |          | 39.15     | 30,066         |  |
|                                   |                  |        |       |          |           |                |  |
|                                   |                  |        |       |          |           |                |  |
|                                   |                  |        |       |          |           |                |  |
|                                   |                  |        |       |          |           |                |  |
|                                   |                  |        |       |          |           |                |  |
| Ttl Gross Liv / Lease Area        |                  | 768    | 2,304 | 1,152    |           | 150,591        |  |

