

Property Location 50 LYNWOOD RD
Vision ID 3681

Account # 3743

Map ID 46/ 3/ 11/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/20/2019 9:43:18 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
DRAPER ROBERT E DRAPER JEANNE 50 LYNWOOD RD EAST LONGMEADOW MA 01028 GIS ID F_384607_2857308						Description	Code	Appraised	Assessed												
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	134600	134,600												
						RES LAND	101	64400	64,400												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	4400	4,400												
		SUPPLEMENTAL DATA				Total				203,400	203,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
DRAPER ROBERT E DRAPER		06159 05764	0027 0222	07-18-1986 02-22-1985	U U	I I	1 0	1A 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
										2019	101	130,800	2018	101	120,700	2017	101	117,900			
											101	62,500		101	62,500		101	59,400			
											101	4,400		101	4,400		101	4,400			
								Total		197700	Total		187600	Total		181700					
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			3,400.00																		
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								134,600			
0001						101		MF		Appraised Xf (B) Value (Bldg)								0			
										Appraised Ob (B) Value (Bldg)								4,400			
										Appraised Land Value (Bldg)								64,400			
										Special Land Value								0			
										Total Appraised Parcel Value								203,400			
										Valuation Method								C			
										Adjustment											
										Net Total Appraised Parcel Value								203,400			
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							
201202682 172	07-11-2012 07-01-1990	GEN MN	GENERATOR Manual Note	2,500 5,000				BARN	08-01-2019 05-30-2013 04-14-2011 09-18-2002 09-17-2002 03-03-1992 01-03-1991			334 105 317 250 274 170 105	2 15 11 22 2 3 15	MEASURED PERMIT VISIT ENTRY DENIED MAILER SENT MEASURED MEAS+INSPCTD PERMIT VISIT							
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				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	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		93.80
Interior Floor 2			RCN		192,232
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1952
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	4		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		134,600
FBM Sqft	384		Dep % Ovr		
FBM Quality	1		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
32	BARN/LFT			L	320	19.55	1990	70	0.00	GD	A	1.00	4,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		21.28	16,347	
CPT	CARPORT	0	220		10.61	2,335	
EFP	ENCL PORCH	0	180		31.84	5,732	
FFL	1ST FLOOR	864	864		106.15	91,711	
GAR	GARAGE	0	336		42.33	14,224	
PAT	PATIO	0	144		5.16	743	
TQS	3/4 STORY	576	768		79.61	61,141	
Ttl Gross Liv / Lease Area		1,440	3,280	1,811		192,232	

