

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LINCOLN FLYNT C LINCOLN LAUREE A 534 HALL HILL RD SOMERS CT 06071 GIS ID F_381688_2848958										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		105	186300				186,300										
												RES LAND		105	86200				86,200										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		105	17900				17,900										
				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		290,400		290,400													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LINCOLN FLYNT C LINCOLN FLYNT C				08785 0441 05754 0571		03-29-1994 02-01-1985		U U I I		1 72,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
														2020	105 105 105	178,000 86,200 17,900	2019	105 105 105	173,100 83,700 17,900	2018	105 105 105	159,900 83,700 17,900							
Total		282100		Total		274700		Total		261500																			
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		APPRAISED VALUE SUMMARY																			
0001						105		MA																					
NOTES																													
SUB DIV #740										Appraised BLDG. Value (Card) 186,300																			
										Appraised Xf (B) Value (Bldg) 0																			
										Appraised Ob (B) Value (Bldg) 17,900																			
										Appraised Land Value (Bldg) 86,200																			
										Special Land Value 0																			
										Total Appraised Parcel Value 290,400																			
										Valuation Method C																			
										Adjustment																			
										Net Total Appraised Parcel Value 290,400																			
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	
201601899		06-14-2016		21		SIDING		28,105		03-21-2017		100		03-21-2017				03-21-2017						317		15		PERMIT VISIT	
																		03-24-2004						250		22		MAILER SENT	
																		10-30-2003						274		2		MEASURED	
																		05-21-1992						131		1		LEFT NOTICE	
																		04-12-1990						131		15		PERMIT VISIT	
																		07-25-1980						500		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	105	3 FAMLY		RC				13,789	SF	6.25	1.000	5	LAND	1.00	MA	1.00				0			1.000	6.25	86,200				
Total Card Land Units								0.317	AC	Parcel Total Land Area: 0.3166								Total Land Value								86,200			

Property Location 30 HIGH ST
Vision ID 2116

Account # 2153

Map ID 28/ 42/ A/ I

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 105
Print Date 11-03-2020 1:48:25 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE	
Model	03	MULTI-FAMILY	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	2.5		Units	3		
Foundation	3	MASONRY	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			105	3 FAMLY		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		79.58	
Interior Floor 1	3	HARDWOOD	RCN		295,658	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1912	
Heat Type	5	STEAM	Effective Year Built		1981	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	4		Remodel Rating			
Full Baths	3		Year Remodeled			
Half Baths	0		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	13		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	3		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		186,300	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	1.05	28.18	1989	60	0.00	AV	A	1.00	17,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	195	780		24.14	18,829	
BMT	BASEMENT	0	1,289		19.33	24,912	
EFB	ENCL PORCH	0	208		28.78	5,987	
FFL	1ST FLOOR	1,337	1,337		96.56	129,097	
SFL	2ND FLOOR	828	828		96.56	79,949	
TQS	3/4 STORY	382	509		72.47	36,885	
Ttl Gross Liv / Lease Area		2,742	4,951	3,062		295,658	

