

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																
LYNCH COREY P CHEEVER NICOLE A 23 VILLANOVA ST SPRINGFIELD MA 01108 GIS ID F_374623_2853063										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	186800						186,800																							
												RES LAND		101	79400						79,400																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700						700																							
				SUPPLEMENTAL DATA								Total		266,900		266,900																												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																												
LYNCH COREY P STANEK JAMES F JACOBS DANIEL B + SUSAN C, JACOBS SUSAN C + LAWRENCE LEFORT ENTERPRISES INC				21417	0429	10-26-2016	Q	I			234,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																					
				11882	0461	09-26-2001	U	I			169,000				2020	101	177,400	2019	101	172,600	2018	101	162,000																					
				09223	0389	08-16-1995	U	I	1		1A		101	79,400										101	77,000	101	77,000																	
				08789	0554	04-01-1994	U	I	133,900																			101	700	101	700													
				07322	0362	11-16-1989	U	I	1		1B		Total		257500		Total		250300		Total		239700																					
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		NA																																				
NOTES																																												
																		Appraised BLDG. Value (Card)														186,800												
																		Appraised Xf (B) Value (Bldg)														0												
																		Appraised Ob (B) Value (Bldg)														700												
																		Appraised Land Value (Bldg)														79,400												
																		Special Land Value														0												
Total Appraised Parcel Value														266,900																														
Valuation Method														C																														
Adjustment																																												
Net Total Appraised Parcel Value														266,900																														
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																				
251		09-01-1994		MN	Manual Note		1,691								SHED		01-23-2017					317	16	FIELDREV CHG																				
322		11-01-1993		MN	Manual Note		60,000								DWELLING		10-02-2006					250	22	MAILER SENT																				
																	04-06-2004					250	22	MAILER SENT																				
																	04-05-2004					317	2	MEASURED																				
																	01-11-1995					107	15	PERMIT VISIT																				
																	01-17-1994					105	15	PERMIT VISIT																				
																	06-06-1980					500	14	INSPECTED																				
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				10,000	SF	8.48	1.040	6	LAND	0.90	NA	1.00	CLOC			0			1.000	7.94	79,400																			
																		Total Card Land Units										0.230	AC	Parcel Total Land Area: 0.2296				Total Land Value										79,400

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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	98.61	
Interior Floor 2			RCN	219,725	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
AC Type	03	FULL	Effective Year Built	2003	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	15	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	186,800	
FBM Sqft	468		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
02	SHED/FR			L	96	7.48	1994	60	0.00	AV	A	1.00	400
01	SHED/MTL			L	80	5.18	2016	70	0.00	GD	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		23.44	21,937	
FFL	1ST FLOOR	936	936		117.31	109,804	
OFP	OPEN PORCH	0	216		11.95	2,581	
PAT	PATIO	0	340		5.87	1,994	
TQS	3/4 STORY	702	936		87.98	82,353	
WDK	WOOD DECK	0	64		16.50	1,056	
Ttl Gross Liv / Lease Area		1,638	3,428	1,873		219,725	

