

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																		
LINCOLN FLYNT C LINCOLN LAUREE A 534 HALL HILL RD SOMERS CT 06071												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104	188100		188,100																													
												RES LAND		104	93100		93,100																													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		104	20800		20,800																													
				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#																																						
GIS ID F_381688_2848958												Total		302,000		302,000																														
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 05754		0441 0571		03-29-1994 02-01-1985		U U		I I		1 72,000		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																			
																		2021		105	186,300	2020	105	178,000	2019	105	173,100																			
																				105		86,200		105	86,200		105	83,700																		
																				105		17,900		105	17,900		105	17,900																		
				Total												290,400		Total		282,100		Total		274,700																						
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						105		MA																																						
NOTES																																														
SUB DIV #740												Appraised BLDG. Value (Card)								188,100																										
												Appraised Xf (B) Value (Bldg)								0																										
												Appraised Ob (B) Value (Bldg)								20,800																										
												Appraised Land Value (Bldg)								93,100																										
												Special Land Value								0																										
												Total Appraised Parcel Value								302,000																										
												Valuation Method								C																										
												Adjustment																																		
												Net Total Appraised Parcel Value								302,000																										
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				04-20-2021						333		14		INSPECTED																		
																		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	104	TWO FAM		RC				13,789 SF		6.75		1.000	5	LAND	1.00	MA	1.00			0			1.000		6.75		93,100																			
																		Total Card Land Units										0.32		AC	Parcel Total Land Area:		0.32		Total Land Value										93,100	

Property Location 30 HIGH ST
Vision ID 2116

Account # 2153

Map ID 28/ 42/ A /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 104
Print Date 11/3/2021 5:17:38 PM

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	2.5	Units	2	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			104	TWO 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	83.00	
Interior Floor 2			RCN	298,646	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1912	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	10		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	3		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	188,100	
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
03	GARAGE	OB	Outbuildi	L	1.05	28.18	1989	70	0.00	GD	A	1.00	20,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	195	780		24.38	19,019	
BMT	BASEMENT	0	1,289		19.52	25,164	
EFB	ENCL PORCH	0	208		29.07	6,047	
FFL	1ST FLOOR	1,337	1,337		97.53	130,402	
SFL	2ND FLOOR	828	828		97.53	80,757	
TQS	3/4 STORY	382	509		73.20	37,258	
Ttl Gross Liv / Lease Area		2,742	4,951	3,062		298,646	

