

Property Location 28 HIGH ST
Vision ID 2117

Account # 2154

Map ID 28/ 42A/ B/ I
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/3/2021 5:17:47 PM

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LINCOLN FLYNT C LINCOLN LAUREE A 534 HALL HILL RD SOMERS CT 06071 GIS ID F_381663_2848877		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	199900	199,900												
						RES LAND	101	76000	76,000												
						RESIDNTL.	101	500	500												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
						Total				276,400	276,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LINCOLN FLYNT C		08785	0441	03-29-1994			0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
								2021	101	191,400	2020	101	181,200	2019	101	176,100					
									101	70,500		101	70,500		101	68,300					
									101	500		101	500								
		Total						262,400		Total		252,200		Total		244,400					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount									Comm Int					
											APPRAISED VALUE SUMMARY										
Total			0.00																		
ASSESSING NEIGHBORHOOD										Appraised BLDG. Value (Card) 199,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 76,000 Special Land Value 0 Total Appraised Parcel Value 276,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 276,400											
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
SUB DIV #740 FORMERLY CARD 2 28-42-A																					
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							
30	02-10-2011	12	REROOF	5,400				NVC	07-19-2019			334	3	MEAS+INSPCTD							
46	01-01-1985	8	RENOVATION			0			02-10-2012			317	15	PERMIT VISIT							
									03-18-2004			250	22	MAILER SENT							
									09-27-2003			274	2	MEASURED							
									05-21-1992			131	1	LEFT NOTICE							
									04-12-1990			131	15	PERMIT VISIT							
									07-25-1980			500	1	LEFT NOTICE							
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				18,497 SF	5.14	1.000	5	LAND	0.80	MA	1.00	SHP2		0	1.000	4.11	76,000	
Total Card Land Units							0.42	AC	Parcel Total Land Area: 0.42							Total Land Value					76,000

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	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		93.39
Interior Floor 1	3	HARDWOOD	RCN		285,564
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1912
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		199,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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
02	SHED/FR			L	80	7.48	2015	60	0.00	AV	A	1.00	400
02	SHED/FR			L	25	7.48		60	0.00	AV	A	1.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	800		23.28	18,626	
FFL	1ST FLOOR	1,218	1,218		116.41	141,792	
GAR	GARAGE	0	418		46.51	19,441	
SFL	2ND FLOOR	860	860		116.41	100,116	
WDK	WOOD DECK	0	342		16.34	5,588	
Ttl Gross Liv / Lease Area		2,078	3,638	2,453		285,564	

