

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.		101	221400		221,400										
												RES LAND		101	83600		83,600										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500										
				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#																	
GIS ID F_381663_2848877												Total		305,500		305,500											
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
																2022		101	199,900	2021		101	191,400	2020		101	181,200
																		101	76,000			101	70,500			101	70,500
																		101	500			101	500			101	500
												Total		276,400		Total		262,400		Total		252,200					
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				Tracing		Batch																			
0001						101		MA																			
NOTES																											
SUB DIV #740 FORMERLY CARD 2 28-42-A														Appraised BLDG. Value (Card)										221,400			
														Appraised Xf (B) Value (Bldg)										0			
														Appraised Ob (B) Value (Bldg)										500			
														Appraised Land Value (Bldg)										83,600			
														Special Land Value										0			
														Total Appraised Parcel Value										305,500			
														Valuation Method										C			
														Adjustment													
														Net Total Appraised Parcel Value										305,500			
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				0				NVC		07-19-2019				334	3	MEAS+INSPCTD				
46		01-01-1985		8	RENOVATION												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	5.65	1.000	5	LAND	0.80	MA	1.00	SHP2			0			1.000	4.52	83,600		
Total Card Land Units								0.42	AC	Parcel Total Land Area: 0.42								Total Land Value								83,600	

Property Location 28 HIGH ST
Vision ID 2117

Account # 2154

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

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 4:16:04 P

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	Percentage
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	104.04	
Interior Floor 2	4	CARPET	RCN	316,308	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1912	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	221,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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	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		25.58	20,465	
FFL	1ST FLOOR	1,218	1,218		127.90	155,788	
GAR	GARAGE	0	418		51.10	21,360	
SFL	2ND FLOOR	860	860		127.90	109,998	
WDK	WOOD DECK	0	342		25.43	8,698	
Ttl Gross Liv / Lease Area		2,078	3,638			316,308	

