

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
LYNCH COREY P CHEEVER NICOLE A 23 VILLANOVA ST SPRINGFIELD MA 01108												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	210200		210,200															
												RES LAND		101	95200		95,200															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700															
				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_374623_2853063												Total		306,100		306,100																
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						
				11882		0461		09-26-2001		U		I		169,000				2022		101	194,600		2021		101	186,800		2020		101	177,400	
				09223		0389		08-16-1995		U		I		1		1A				101	85,600				101	79,400				101	79,400	
				08789		0554		04-01-1994		U		I		133,900						101	700				101	700				101	700	
				07322		0362		11-16-1989		U		I		1		1B				Total		280,900		Total		266,900		Total		257,500		
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				NA																								
NOTES																																
																		Appraised BLDG. Value (Card)												210,200		
																		Appraised Xf (B) Value (Bldg)												0		
																		Appraised Ob (B) Value (Bldg)												700		
																		Appraised Land Value (Bldg)												95,200		
																		Special Land Value												0		
																		Total Appraised Parcel Value												306,100		
																		Valuation Method												C		
																		Adjustment														
																		Net Total Appraised Parcel Value												306,100		
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																
202102867	09-22-2021	91	INSULATION		1,703		0		SHED DWELLING		01-23-2017			317	16	FIELDREV CHG																
251	09-01-1994	MN	Manual Note		1,691			10-02-2006					250	22	MAILER SENT																	
322	11-01-1993	MN	Manual Note		60,000			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	10.07	1.050	6	LAND	0.90	NA	1.00	CLOC		0	1.000	9.52	95,200												

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	116.27	
Interior Floor 2			RCN	253,267	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
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	83	
Extra Kitchen St			RCNLD	210,200	
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		26.96	25,232	
FFL	1ST FLOOR	936	936		134.93	126,296	
OFP	OPEN PORCH	0	216		13.74	2,968	
PAT	PATIO	0	340		6.75	2,294	
TQS	3/4 STORY	702	936		101.20	94,722	
WDK	WOOD DECK	0	64		27.41	1,754	
Ttl Gross Liv / Lease Area		1,638	3,428			253,267	

