

State Use 104
Print Date 11/13/2023 10:10:01

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LINCOLN FLYNT C LINCOLN LAUREE A 534 HALL HILL RD SOMERS CT 06071 GIS ID F_381688_2848958												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104	253500		253,500												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		104	112700		112,700												
												RESIDNTL.		104	23700		23,700												
				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#																					
												Total		389,900		389,900													
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 0441		03-29-1994		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				05754 0571		02-01-1985		U		I		72,000				2023	104	209,800	2022	104	188,100	2021	105	186,300					
																	104	102,500		104	93,100		105	86,200					
																	104	20,800		104	20,800		105	17,900					
																Total		333,100	Total		302,000	Total		290,400					
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int																
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		Tracing				Batch				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 253,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 23,700 Appraised Land Value (Bldg) 112,700 Special Land Value 0 Total Appraised Parcel Value 389,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 389,900																	
0001				105				MA																					
NOTES																													
SUB DIV #740																													
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	
202202768		09-21-2022		21		SIDING		41,027		06-30-2023		100		06-30-2023				06-30-2023						334		15		PERMIT VISIT	
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							
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	8.17	1.000	5	LAND	1.00	MA	1.00				0			1.000	8.17		112,700			
Total Card Land Units								0.32	AC	Parcel Total Land Area: 0.32								Total Land Value								112,700			

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

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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	0		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	2.50	2 1/2 STORIES	Units	2		
Foundation	3	MASONRY	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			104	TWO 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		102.33	
Interior Floor 1	3	HARDWOOD	RCN		362,132	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1912	
Heat Type	3	FORCED H/W	Effective Year Built		1991	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
Total Rooms	10		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	3		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		253,500	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues	0		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
03	GARAGE	OB	Outbuildi	L	1.05	32.00	1989	70	0.00	GD	A	1.00	23,700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	195	780		29.17	22,750
BMT	BASEMENT	0	1,289		23.35	30,100
EFP	ENCL PORCH	0	208		58.33	12,133
FFL	1ST FLOOR	1,337	1,337		116.67	155,983
SFL	2ND FLOOR	828	828		116.67	96,600
TQS	3/4 STORY	382	509		87.56	44,566

