

Property Location		28 HIGH ST		Map ID		28/ 42A/ B/ I		Bldg Name		State Use 101	
Vision ID		2117		Account #		2154		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/13/2023 10:10:12	

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						Description	Code	Appraised	Assessed				
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	244200	244,200				
						RES LAND	101	91900	91,900				
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	800	800				
		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				336,900	336,900		

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	U	V	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	101	221,400	2022	101	199,900	2021	101	191,400
									101	83,600		101	76,000		101	70,500
									101	500		101	500		101	500
						Total		305,500	Total		276,400	Total		262,400		

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																			
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		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	
202202768	09-21-2022	21	SIDING	41,027	06-30-2023	100	06-30-2023	NVC	07-19-2019			334	3	MEAS+INSPCTD	
30	02-10-2011	12	REROOF	5,400					02-10-2012				317	15	PERMIT VISIT
46	01-01-1985	8	RENOVATION			0			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	6.21	1.000	5	LAND	0.80	MA	1.00	SHP2		0		1.000	4.97	91,900			
Total Card Land Units							0.42	AC	Parcel Total Land Area:							0.42	Total Land Value							91,900

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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	0	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	114.90	
Interior Floor 2	4	CARPET	RCN	348,852	
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	2		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	N	NONE	RCNLD	244,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		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	12.00	2015	60	0.00	AV	A	1.00	600
02	SHED/FR			L	25	12.00		60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	800		28.21	22,570
FFL	1ST FLOOR	1,218	1,218		141.06	171,816
GAR	GARAGE	0	418		56.36	23,558
SFL	2ND FLOOR	860	860		141.06	121,315
WDK	WOOD DECK	0	342		28.05	9,592
Ttl Gross Liv / Lease Area		2,078	3,638			348,852

