Property Location 15 LYNWOOD RD | Map ID 34/ 57/ 40/ / | Bldg Name | State Use 101
Vision ID 2829 | Account # 2879 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 12:03:21

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| BASTICK PATRICIA | | | | |
| | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 15 LYNWOOD RD | | | | |
| | DRAINAGE | | VIEW | COMMUNITY |
| | | | | |

EAST LONGMEADOW MA 01028

GIS ID F_383853_2857366

**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# | |

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL. | 101 | 86200 | 86,200 |
| RES LAND | 101 | 84000 | 84,000 |
| RESIDNTL. | 101 | 7700 | 7,700 |
| | | Total | 177,900 | 177,900 |

1006

EAST LONGMEADOW

**RECORD OF OWNERSHIP**

| RECORD OF OWNERSHIP | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| BASTICK PATRICIA | 10913 | 0377 | 09-01-1999 | U | I | 73,500 | |
| PERKINS MELINDA, | 07800 | 0034 | 09-06-1991 | U | I | 1 | 1 |
| PERKINS ROBERT S + | 07005 | 0595 | 10-28-1988 | U | I | 100,000 | |
| FINESTONE | 06468 | 0464 | 04-30-1987 | U | I | 80,000 | |
| SHERIDAN | 05369 | 0222 | 01-03-1983 | U | I | 28,500 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2023 | 101 | 79,300 | 2022 | 101 | 71,700 | 2021 | 101 | 68,800 |
| | 101 | 76,300 | | 101 | 69,400 | | 101 | 64,300 |
| | 101 | 6,100 | | 101 | 6,100 | | 101 | 6,100 |
| | Total | 161,700 | | Total | 147,200 | | Total | 139,200 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | Total | |

**OTHER ASSESSMENTS**

| Code | Description | YEAR | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised BLDG. Value (Card) | 86,200 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 7,700 |
| Appraised Land Value (Bldg) | 84,000 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 177,900 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 177,900 |

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 101 | MF |

**NOTES**

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|

**VISIT / CHANGE HISTORY**

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 09-25-2015 | | | 317 | 2 | MEASURED |
| 03-17-2004 | | | 250 | 22 | MAILER SENT |
| 08-30-2003 | | | 274 | 2 | MEASURED |
| 02-18-1992 | | | 170 | 3 | MEAS+INSPCTD |
| 01-09-1981 | | | 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 | RA | | | | 9,354 | SF | 11.81 | 0.760 | 3 | LAND | 1.00 | MF | 1.00 | | | 0 | | | 1.000 | 8.98 | 84,000 |
| | | | | | | Total Card Land Units | 0.21 | AC | Parcel Total Land Area: | 0.21 | | | | | | | | | | | | Total Land Value | 84,000 |

Property Location 15 LYNWOOD RD | Map ID 34/ 57/ 40/ / | Bldg Name | State Use 101
Vision ID 2829 | Account # 2879 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 12:03:22

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 19 | RANCH |
| Model | 01 | RESIDENTIAL |
| Grade | C- | AVG. (-) |
| Stories | 1.00 | 1 STORY |
| Foundation | 6 | SLAB |
| Exterior Wall 1 | 6 | STUCCO |
| Exterior Wall 2 | | |
| Roof Structure | 2 | HIP |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 1 | DRYWALL |
| Interior Wall 2 | | |
| Interior Floor 1 | 4 | CARPET |
| Interior Floor 2 | | |
| Heat Fuel | 1 | OIL |
| Heat Type | 3 | FORCED H/W |
| AC Type | 03 | FULL |
| Bedrooms | 2 | |
| Full Baths | 1 | |
| Half Baths | 0 | |
| Extra Fixtures | 0 | |
| Total Rooms | 5 | |
| Bath Style | A | AVERAGE |
| Half Bath Style | | |
| Kitchens | 1 | |
| Kitchen Style | A | AVERAGE |
| Extra Kitchens | 0 | |
| Extra Kitchen St | | |
| FBM Sqft | | |
| FBM Quality | | |
| Fireplaces | 1 | |
| WS Flues | | |
| Central Vac | 0 | NO |
| Frame | 1 | WOOD |

## CONSTRUCTION DETAIL (CONTINUED)

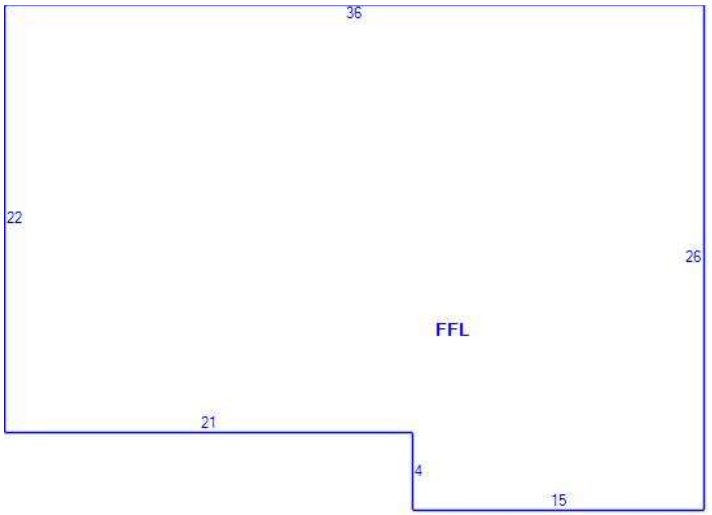
| Element | Cd | Description |
|---|---|---|
| Basement Floor | | |
| Bsmt Garage | | |
| #Heat Sys | 1.00 | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 170.61 |
| RCN | 151,271 |
| Net Other Adj | |
| Year Built | 1952 |
| Effective Year Built | 1978 |
| Depreciation Code | AV |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 43 |
| Functional Obsol | |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Condition | 57 |
| RCNLD | 86,200 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 03 | GARAGE | OB | Outbuildi | L | 264 | 32.00 | 1953 | 60 | 0.00 | AV | A | 1.00 | 5,100 |
| 40 | LEAN-TO | | | L | 96 | 8.00 | 1953 | 60 | 0.00 | AV | A | 1.00 | 500 |
| 02 | SHED/FR | | | L | 128 | 12.00 | 2002 | 60 | 0.00 | AV | A | 1.00 | 900 |
| 22 | WOOD DK | | | L | 128 | 15.00 | 1995 | 60 | 0.00 | AV | A | 1.00 | 1,200 |

## BUILDING SUB-AREA SUMMARY SECTION

| Subarea | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| FFL | 1ST FLOOR | 852 | 852 | | 177.55 | 151,271 |
| | Ttl Gross Liv / Lease Area | 852 | 852 | | | 151,271 |