

Property Location		50 LYNWOOD RD		Map ID		46/ 3/ 11/ /		Bldg Name		State Use 101	
Vision ID		3681		Account #		3743		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 2:27:34 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
DRAPER ROBERT E TR 50 LYNWOOD RD EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed				
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	182200	182,200				
						RES LAND	101	84200	84,200				
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	5600	5,600				
		SUPPLEMENTAL DATA				Total				272,000	272,000		
GIS ID		F_384607_2857308		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DRAPER ROBERT E TR DRAPER ROBERT E DRAPER		23193	0178	05-01-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed		
		06159	0027	07-18-1986	U	I	1	1A	2023	101	166,900	2022	101	148,500		
		05764	0222	02-22-1985	U	I	0	1A	101	76,500	101	69,500	2021	101	64,400	
		101	4,400	101	4,400	101	4,400									
		Total						247,800		Total		222,400		Total		211,000

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								Appraised BLDG. Value (Card) 182,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,600 Appraised Land Value (Bldg) 84,200 Special Land Value 0 Total Appraised Parcel Value 272,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 272,000							
Nbhd		Nbhd Name		Tracing		Batch									
0001				101		MF									

NOTES															
B-23-634 COMP 9/19/23															

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	
B-23-634	09-08-2023	62	SOLAR	6,599	05-27-2020	0	05-27-2020	9 PANELS	05-27-2020			400	15	PERMIT VISIT	
202000100	01-09-2020	20	WOOD STOVE	450		08-01-2019				334	2	MEASURED			
201202682	07-11-2012	GEN	GENERATOR	2,500		05-30-2013				105	15	PERMIT VISIT			
172	07-01-1990	MN	Manual Note	5,000		04-14-2011				317	11	ENTRY DENIED			
									09-18-2002			250	22	MAILER SENT	
									09-17-2002			274	2	MEASURED	
									03-03-1992			170	3	MEAS+INSPCTD	

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				10,000 SF	11.08	0.760	3	LAND	1.00	MF	1.00			0		1.000	8.42	84,200		
Total Card Land Units							0.23	AC	Parcel Total Land Area: 0.23							Total Land Value							84,200

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL		0	
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate		128.84
Heat Fuel	1	OIL	RCN		260,327
Heat Type	5	STEAM	Net Other Adj		
AC Type	01	NONE	Year Built		1952
Bedrooms	4		Effective Year Built		1991
Full Baths	1		Depreciation Code		GD
Half Baths	1		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		30
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style	A	AVERAGE	External Obsol		
Kitchens	1		Cost Trend Factor		1
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition		70
FBM Sqft	384		RCNLD		182,200
FBM Quality	1		Dep % Ovr		
Fireplaces	0		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	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
32	BARN/LFT			L	320	25.00	1990	70	0.00	GD	A	1.00	5,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		28.26	21,706	
CPT	CARPORT	0	220		14.09	3,101	
EPF	ENCL PORCH	0	180		70.47	12,685	
FFL	1ST FLOOR	864	864		140.95	121,777	
GAR	GARAGE	0	336		56.21	18,887	
PAT	PATIO	0	144		6.85	987	
TQS	3/4 STORY	576	768		105.71	81,185	
Ttl Gross Liv / Lease Area		1,440	3,280			260,327	

