

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 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104	273900		273,900					
												RES LAND		104	112700		112,700					
				DRAINAGE				VIEW		COMMUNITY		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						410,300		410,300				
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		2024	104	253,500	2023	104	209,800	2022	104	188,100			
											104	112,700		104	102,500		104	93,100				
											104	23,700		104	20,800		104	20,800				
				Total								Total	389,900	Total		333,100	Total		302,000			
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 VALUE SUMMARY										
Nbhd		Nbhd Name				Tracing		Batch														
0001						105		MA														
NOTES												APPRAISED VALUE SUMMARY										
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

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	12		MULTI-CONV			Central Vac	0	NO					
Model	03		MULTI-FAMILY			Basement Floor	12	CONCRETE					
Grade	C		AVERAGE			Bsmt Garage	0						
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				111.71			
Interior Floor 1	3		HARDWOOD			RCN				391,248			
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				273,900			
Extra Kitchen St	N		NONE			Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	0					Cost to Cure Ovr Comment							
WS Flues	0												
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		31.51		24,579		
BMT	BASEMENT					0	1,289		25.23		32,520		
EFP	ENCL PORCH					0	208		63.02		13,109		
FFL	1ST FLOOR					1,337	1,337		126.05		168,524		
SFL	2ND FLOOR					828	828		126.05		104,366		
TQS	3/4 STORY					382	509		94.60		48,150		
Ttl Gross Liv / Lease Area						2,742	4,951				391,248		

