

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	299800		299,800							
												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										436,200		436,200								
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		2025	104	273,900	2024	104	253,500	2023	104	209,800					
										104	112,700	104	112,700	104	112,700	104	102,500							
										104	23,700	104	23,700	104	20,800									
				Total								Total	410,300	Total	389,900	Total	333,100							
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 Appraised BLDG. Value (Card) 299,800 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 436,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 436,200									
Total																								
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name				Tracing		Batch																
0001						105		MA																
NOTES																								
SUB DIV #740																								
BUILDING PERMIT RECORD																								
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	
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		123.65
Interior Floor 1	3	HARDWOOD	RCN		428,310
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1912
Heat Type	3	FORCED H/W	Effective Year Built		1995
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		299,800
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		34.50	26,907
BMT	BASEMENT	0	1,289		27.62	35,601
EFP	ENCL PORCH	0	208		68.99	14,351
FFL	1ST FLOOR	1,337	1,337		137.99	184,488
SFL	2ND FLOOR	828	828		137.99	114,253
TQS	3/4 STORY	382	509		103.56	52,711
Totl Gross Liv / Lease Area		2,742	4,951			428,310

