

State Use 101
Print Date 11/19/2025 12:27:17

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_381663_2848877												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		292000		292,000																											
												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#																																					
														Total		384,700		384,700																											
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													
																2025		101		264,700		2024		101		244,200		2023		101		221,400													
																		101		91,900				101		91,900				101		83,600													
																		101		800				101		800				101		500													
														Total		357,400		Total		336,900		Total		305,500																					
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																													
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int																			
Total																																													
ASSESSING NEIGHBORHOOD																Appraised BLDG. Value (Card) 292,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 91,900 Special Land Value 0 Total Appraised Parcel Value 384,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 384,700																													
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								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			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
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	140.23	
Interior Floor 2	4	CARPET	RCN	417,131	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1912	
AC Type	01	NONE	Effective Year Built	1995	
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	292,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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		33.73	26,988
FFL	1ST FLOOR	1,218	1,218		168.67	205,445
GAR	GARAGE	0	418		67.39	28,169
SFL	2ND FLOOR	860	860		168.67	145,060
WDK	WOOD DECK	0	342		33.54	11,470
Ttl Gross Liv / Lease Area		2,078	3,638			417,131

