

State Use 101
Print Date 11/20/2025 8:20:45 A

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LYNCH COREY P CHEEVER NICOLE A 23 VILLANOVA ST SPRINGFIELD MA 01108 GIS ID F_374623_2853063 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	263000				263,000								
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	104700				104,700								
														RESIDNTL.		101	700				700								
						SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
										Total		368,400		368,400															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LYNCH COREY P STANEK JAMES F JACOBS DANIEL B + SUSAN C, JACOBS SUSAN C + LAWRENCE LEFORT ENTERPRISES INC				21417	0429	10-26-2016	Q	I	234,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				11882	0461	09-26-2001	U	I	169,000				2025	101	238,700	2024	101	228,600	2023	101	210,200								
				09223	0389	08-16-1995	U	I	1		1A			101	104,700		101	104,700		101	95,200								
				08789	0554	04-01-1994	U	I	133,900					101	700		101	1,300		101	700								
				07322	0362	11-16-1989	U	I	1		1B		Total	344,100		Total	334,600		Total	306,100									
EXEMPTIONS						OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount		Code	Description			YEAR		Amount									Comm Int							
				Total								APPROAISED VALUE SUMMARY																	
Nbhd		Nbhd Name						Tracing			Batch			Appraised BLDG. Value (Card)								263,000							
0001								101			NA			Appraised Xf (B) Value (Bldg)								0							
NOTES														Appraised Ob (B) Value (Bldg)								700							
														Appraised Land Value (Bldg)								104,700							
														Special Land Value								0							
														Total Appraised Parcel Value								368,400							
														Valuation Method								C							
														Adjustment															
														Net Total Appraised Parcel Value								368,400							
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	
202102867		09-22-2021		91		INSULATION		1,703				0				SHED DWELLING		03-20-2024						334		3		MEAS+INSPCTD	
251		09-01-1994		MN		Manual Note		1,691										01-23-2017						317		16		FIELDREV CHG	
322		11-01-1993		MN		Manual Note		60,000										10-02-2006						250		22		MAILER SENT	
																		04-06-2004						250		22		MAILER SENT	
																		04-05-2004						317		2		MEASURED	
																		01-11-1995						107		15		PERMIT VISIT	
																		01-17-1994						105		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	101	ONE FAM		RC				10,000	SF	11.08	1.050	6	LAND	0.90	NA	1.00	CLOC			0			1.000	10.47		104,700			
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23								Total Land Value								104,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	155.69	
Interior Floor 2	3	HARDWOOD	RCN	320,706	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
AC Type	03	FULL	Effective Year Built	2007	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	18	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	82	
Extra Kitchen St	N	NONE	RCNLD	263,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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	96	12.00	1994	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		34.14	31,951	
FFL	1ST FLOOR	936	936		170.86	159,926	
OFP	OPEN PORCH	0	216		17.40	3,759	
PAT	PATIO	0	340		8.54	2,905	
TQS	3/4 STORY	702	936		128.15	119,944	
WDK	WOOD DECK	0	64		34.71	2,221	
Ttl Gross Liv / Lease Area		1,638	3,428			320,706	

