

90 LYNNWOOD LN

Location 90 LYNNWOOD LN

Mblu 55/ 15E/ 00011/ /

Acct# 55-15E-00011

Owner RICHMOND,ERIC M + MARIA A

Assessment \$731,600

PID 41711

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$660,400	\$71,200	\$731,600

Owner of Record

Owner RICHMOND,ERIC M + MARIA A

Sale Price \$150,729

Co-Owner

Certificate

Address 90 LYNNWOOD LANE
WORCESTER, MA 01609

Book & Page 27147/ 138

Sale Date 08/02/2002

Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RICHMOND,ERIC M + MARIA A	\$150,729		27147/ 138	1A	08/02/2002
RICHMOND,CHARLES L	\$47,500		17859/ 302	00	04/26/1996

Building Information

Building 1 : Section 1

Year Built: 1997
Living Area: 4,352
Replacement Cost: \$734,686
Building Percent Good: 88
Replacement Cost
Less Depreciation: \$646,500

Building Attributes	
Field	Description

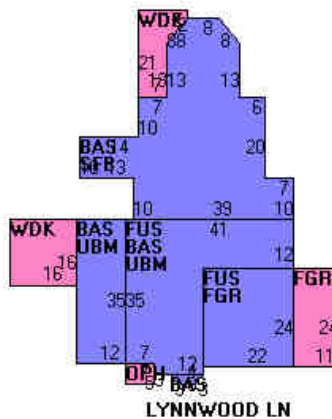
Style	Modern
Model	Single Family
Grade:	Good
Stories:	2.00
Occupancy	1
Exterior Wall 1	Aluminum/Vinyl
Exterior Wall 2	Veneer Brk/Stn
Roof Structure:	Hip
Roof Cover	Asphalt
Interior Wall 1	Plasters
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Full Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	0
Total Rooms:	9
Base Area	2809
Total Kitchens	

Building Photo



(<http://images.vgsi.com/photos2/WorcesterMAPhotos/\A00\06\40\70.jpg>)

Building Layout



(http://images.vgsi.com/photos2/WorcesterMAPhotos//Sketches/41711_41711.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,859	2,859	
FUS	Upper Story, Finished	1,493	1,493	
FGR	Garage	792	0	
OPH	Open Porch	35	0	
SFB	Basement, Finished, Superior	1,462	0	
UBM	Basement, Unfinished	1,385	0	
WDK	Wood Deck	428	0	
		8,454	4,352	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL	FIREPLACE	1 UNITS	\$2,200	1

SHFR	Wood Frame Shed	140 S.F.	\$2,300	1
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Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RS-10
Neighborhood	104
Alt Land Appr	No
Category	

Land Line Valuation

Size (Sqr Feet)	50049
Depth	1111
Assessed Value	\$71,200

Outbuildings

Outbuildings				Legend
Code	Description	Size	Value	Bldg #
SPVN	SWIM POOL VINYL	374 UNITS	\$8,200	1
PAT1	PATIO-AVG	400 S.F.	\$1,200	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$575,800	\$69,000	\$644,800
2018	\$553,000	\$69,000	\$622,000
2017	\$536,800	\$69,000	\$605,800