

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT							
LIN XIU PING 45 BAYNE ST EAST LONGMEADOW, MA 01028 Additional Owners:						1	TYPCL					Description		Code	Appraised Value		Assessed Value		
												RESIDENTL.	101	114,000		114,000			
												RES LAND	101	78,000		78,000			
												RESIDENTL.	101	1,700		1,700			
SUPPLEMENTAL DATA												Total		193,700		193,700		1006 AST LONGMEADOW, MA 	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		
Grade	C		AVERAGE	FBM Sqft	480		
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	2						
Exterior Wall 1	4		VINYL				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	4						
Full Baths	2						
Half Baths	0						
Extra Fixtures	1						
Total Rooms	7						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	3						
Fireplaces	1						

CONSTRUCTION DETAIL (CONTINUED)

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	95.62
Replace Cost	172,693
AYB	1955
EYB	1980
Dep Code	AG
Remodel Rating	
Year Remodeled	
Dep %	34
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	66
Apprais Val	114,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
19	PATIO			L	140	5.75	1985	F		FR	50	400
02	SHED/FR			L	128	7.48	1993	A		AV	60	600
19	PATIO			L	408	5.75	1955	A		PR	30	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	960		19.12	18,359
EPF	ENCL PORCH	0	162		28.92	4,685
FFL	1ST FLOOR	960	960		95.62	91,797
GAR	GARAGE	0	312		38.31	11,953
HST	HALF STORY	480	960		47.81	45,898

Ttl. Gross Liv/Lease Area: 1,440 3,354 1,806 172,693

