

Print Date: 12/26/2014 09:41

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																	
MCCAUGHEY BELINDA Z 25 BAYNE ST EAST LONGMEADOW, MA 01028 Additional Owners:						1 TYPCL						Description		Code		Appraised Value		Assessed Value											
												RESIDENTL.		101		103,600		103,600											
												RES LAND		101		77,700		77,700											
												RESIDENTL.		101		2,500		2,500											
SUPPLEMENTAL DATA										Received Prior ID Owner Occ Final Area 1540 Current Ac. .20133 ASSOC PID#																			
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378751_2849619						Total														183,800		183,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
MCCAUGHEY BELINDA Z LUNGHI BELINDA J LUNGHI BELINDA Z +, THEIS				20078/ 91 11093/ 356 06989/ 0143 05506/ 0005		10/30/2013 02/11/2000 10/11/1988 09/28/1983		U	I	1 1 156,900 69,000		1F 1H	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2014	B	102,500		2013	B	107,700		2012	B	116,400						
													2014	L	80,200		2013	L	80,200		2012	L	83,700						
													2014	O	3,100		2013	O	3,200		2012	O	3,300						
Total:												185,800		Total:		191,100		Total:		203,400									
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description				Amount		Code	Description		Number		Amount		Comm. Int.														
Total:																													
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 103,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 2,500 Appraised Land Value (Bldg) 77,700 Special Land Value 0 Total Appraised Parcel Value 183,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 183,800																	
NBHD/ SUB		NBHD Name				Street Index Name		Tracing		Batch																			
0001/A								101		MA																			
NOTES																													
												VISIT/ CHANGE HISTORY																	
												Permit ID	Issue Date	Type	Description		Amount		Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
												201402429 59	10/14/2014 04/01/1989	62 MN	SOLAR Manual Note		25,500 250			0 0			POOL A	01/31/2014 11/25/2003 07/19/1991 01/29/1990 05/30/1980			317 274 181 105 500	11 3 3 15 3	ENTRY DENIED MEAS+INSPCTD MEAS+INSPCTD PERMIT VISIT MEAS+INSPCTD
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value							
1	101	ONE FAM		RC				8,770 SF	8.86	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	8.86	77,700							
Total Card Land Units:										0.20 AC	Parcel Total Land Area:0.2 AC						Total Land Value:						77,700						

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		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	2			MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			91.83
Interior Floor 2	2		SOFTWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			169,791
AC Type	03		FULL	AYB			1955
Bedrooms	4			EYB			1975
Full Baths	2			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	8			Dep %			39
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			61
Bsmt Garage				Apprais Val			103,600
Units	1			Dep % Ovr			0
WS Flues	1			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			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
07	POOL A-C	OB	Outbuilding	L	24	69.00	1989	A		GD	70	1,200
02	SHED/FR			L	48	7.48	1989	A		AV	60	200
40	LEAN-TO			L	44	5.75	1992	A		AV	60	200
22	WOOD DK			L	160	9.20	1989	A		AV	60	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	912		18.33	16,713
FFL	1ST FLOOR	1,084	1,084		91.83	99,542
GAR	GARAGE	0	220		36.73	8,081
HST	HALF STORY	456	912		45.91	41,874
OPF	OPEN PORCH	0	28		9.84	275
WDK	WOOD DECK	0	256		12.91	3,306

Ttl. Gross Liv/Lease Area:		1,540	3,412	1,849		169,791
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