Property Location: 45 BAYNE ST | **MAP ID: 16/ 187/ 13/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 716 | **Account #738** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 11/24/2015 17:55**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
LIN XIU PING		1 TYPCL		
45 BAYNE ST				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area
In+Ex FY	Current Ac.
Mailed	
GIS ID: F_378676_2850001	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	114,000	114,000
RES LAND	101	78,000	78,000
RESIDNTL.	101	1,700	1,700
Total		193,700	193,700

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LIN XIU PING	17014/ 326	11/08/2007	U	I	220,000	S
HSBC BANK USA,C/O COUNTRYWIDE HOME	16990/ 264	10/25/2007	U	I	205,362	S
MURPHY,ELLEN	16150/ 59	08/17/2006	U	I	230,000	
MONGEON,FRANCES B HEIRS & DEV OF	10831/ 390	06/30/1999	U	I	141,900	
CARDAROPOLI FAMILY,IRREVOCABLE TRUST TH	10266/ 310	05/01/1998	U	I	1	A
CARDAROPOLI GIUSEPPE,	05833/ 0249	06/14/1985	U	I	72,500	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	101	114,000	2014	B	115,300	2013	B	118,400
2015	101	78,000	2014	L	80,500	2013	L	80,500
2015	101	1,700	2014	O	1,400	2013	O	1,400
	Total:	193,700		Total:	197,200		Total:	200,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	114,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,700
Appraised Land Value (Bldg)	78,000
Special Land Value	0
Total Appraised Parcel Value	193,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**193,700**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
217	01/01/1985	MN	Manual Note	0		0		GARAGE

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/23/2004			317	14	INSPECTED
03/31/2004			250	22	MAILER SENT
11/25/2003			274	2	MEASURED
07/22/1991			181	3	MEAS+INSPCTD
05/06/1980			500	3	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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				9,722	SF	8.02	1.0000	5	1.0000	1.00	MA	1.00				1.00	8.02	78,000

Total Card Land Units: 0.22 AC | **Parcel Total Land Area:** 0.22 AC | **Total Land Value:** 78,000

Property Location: 45 BAYNE ST **MAP ID:** 16/ 187/ 13/ / **Bldg Name:** **State Use:** 101

Vision ID: 716 **Account #**738 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/24/2015 17:55

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.50		1 1/2 STORIES
Foundation	2		CONC BLOCK
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		CONCRETE
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	3		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

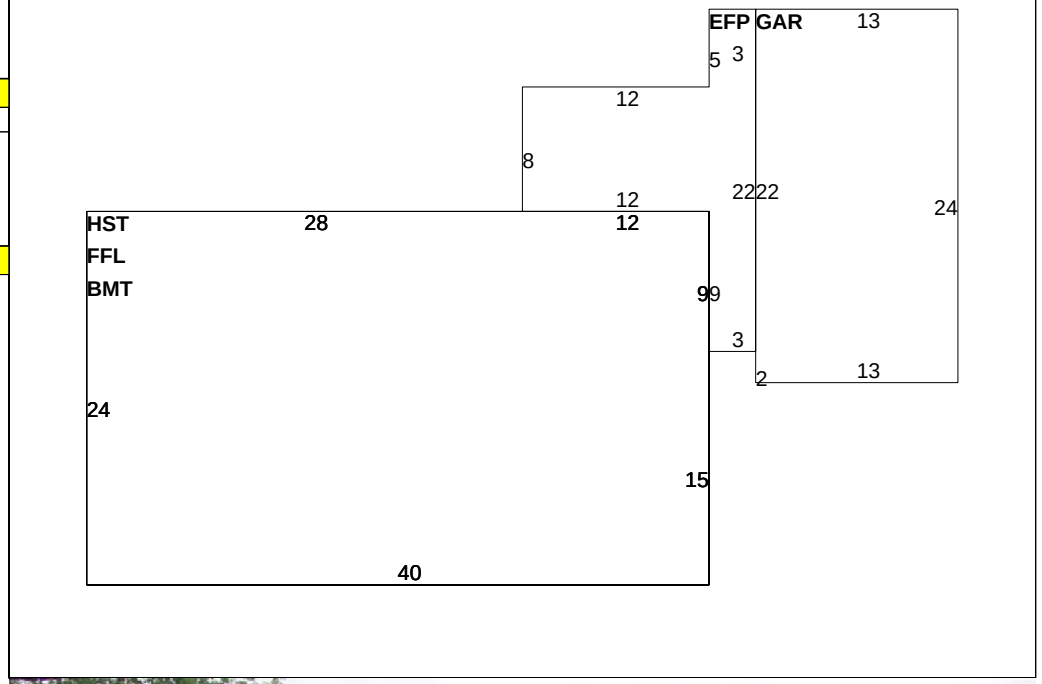
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	480		
Int vs Ext	S		SAME

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
EFP	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