

Property Location: 45 BAYNE ST
Vision ID: 716

Account #738

MAP ID:16/ 187/ 13/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use:101

Print Date:11/30/2016 16:50

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
LIN XIU PING 45 BAYNE ST EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	106,400	106,400		
						RES LAND	101	80,300	80,300		
						RESIDENTL.	101	1,700	1,700		
SUPPLEMENTAL DATA						Total				188,400	188,400
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378676_2850001			Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
DAVIAUX CHRISTINA E LIN XIU PING HSBC BANK USA,C/O COUNTRYWIDE HOME MURPHY,ELLEN MONGEON,FRANCES B HEIRS & DEV OF CARDAROPOLI FAMILY,IRREVOCABLE TRUST TH		21417/ 530	10/26/2016	Q	I	193,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		17014/ 326	11/08/2007	U	I	220,000	S	2016	101	114,000	2015	101	114,000	2014	B	115,300
		16990/ 264	10/25/2007	U	I	205,362	S	2016	101	78,000	2015	101	78,000	2014	L	80,500
		16150/ 59	08/17/2006	U	I	230,000		2016	101	1,700	2015	101	1,700	2014	O	1,400
		10831/ 390	06/30/1999	U	I	141,900										
10266/ 310		05/01/1998	U	I	1	A	Total:		193,700	Total:	193,700	Total:	197,200			

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

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

NOTES

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		
217	01/01/1985	MN	Manual Note	0		0		GARAGE	02/19/2016 04/23/2004 03/31/2004 11/25/2003 07/22/1991			317 317 250 274 181	2 14 22 2 3	MEASURED INSPECTED MAILER SENT MEASURED MEAS+INSPCTD		

LAND LINE VALUATION SECTION																									
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	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		
																	Spec Use	Spec Calc							
1	101	ONE FAM	RC				9,722		8.02	1.0300	5	1.0000	1.00	MA	1.00					1.00	8.26	80,300			
Total Card Land Units:							0.22	AC	Parcel Total Land Area:							0.22	AC	Total Land Value:							80,300

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	480		
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
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						

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		19.32	18,551
EFP	ENCL PORCH	0	162		29.23	4,734
FFL	1ST FLOOR	960	960		96.62	92,757
GAR	GARAGE	0	312		38.71	12,078
HST	HALF STORY	480	960		48.31	46,378
Ttl. Gross Liv/Lease Area:		1,440	3,354	1,806		174,499

