

Property Location: 41 BAYNE ST
Vision ID: 717

Account #739

MAP ID: 16/ 188/ 12/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/14/2017 16:52

CURRENT OWNER

MCMAHON KELLY J

174 RAYMOND DR

HAMPDEN, MA 01036

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_378695_2849919

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101

Appraised Value
90,500
82,700
9,700

Assessed Value
90,500
82,700
9,700

Total

182,900

182,900

1006

41ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

MCMAHON KELLY J
MCMAHON,KELLY J
SMITH,PATRICK J
MARINO DONNA M,
MARINO RICHARD L +,
KNIGHT RICHARD P +

BK-VOL/PAGE
17765/ 502
14156/ 473
13410/ 369
10955/ 266
07741/ 0512
07463/ 0506

SALE DATE
04/30/2009
05/07/2004
07/23/2003
10/07/1999
06/28/1991
05/29/1990

q/u
U
U
U
U
U
U

v/i
1
1
1
1
1
1

SALE PRICE
1
219,000
180,000
1
132,500
127,000

V.C.
H
H
H
H
H
F

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

90,800

2016

101

92,500

2015

101

92,500

2017

101

80,800

2016

101

78,500

2015

101

78,500

2017

101

9,700

2016

101

11,400

2015

101

11,400

Total:

181,300

Total:

182,400

Total:

182,400

EXEMPTIONS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

OTHER ASSESSMENTS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MA

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method:
Adjustment:
Net Total Appraised Parcel Value

90,500
0
9,700
82,700
0
182,900
C
0
182,900

BUILDING PERMIT RECORD

Permit ID
229

Issue Date
01/01/1984

Type
MN

Description
Manual Note

Amount
0

Insp. Date

% Comp.
0

Date Comp.

Comments
GARAGE

VISIT/CHANGE HISTORY

Date
09/04/2015
06/30/2004
03/31/2004
11/25/2003
07/22/1991

Type

IS

ID
317
328
250
274
181

Cd.
3
16
22
2
3

Purpose/Result
MEAS+INSPCTD
FIELDREV CHG
MAILER SENT
MEASURED
MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #
1

Use Code
101

Use Description
ONE FAM

Zone
RC

D

Front

Depth

Units
11,240 SF

Unit Price
7.36

I. Factor
1.0000

S.A.
5

Acre Disc
1.0000

C. Factor
1.00

ST. Idx
MA

Adj.
1.00

Notes- Adj

Special Pricing
Spec Use
Spec Calc

S Adj Fact
1.00

Adj. Unit Price
7.36

Land Value
82,700

Total Card Land Units:

0.26

AC

Parcel Total Land Area:

0.26

AC

Total Land Value:

82,700

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		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	1		WOOD SHING	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	4		CARPET	Adj. Base Rate:		101.06	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	158,759		
Bedrooms	4			AYB	1955		
Full Baths	1			EYB	1974		
Half Baths				Dep Code	AV		
Extra Fixtures	0			Remodel Rating			
Total Rooms	7			Year Remodeled			
Bath Style	A		AVERAGE	Dep %	43		
Kitchen Style	A		AVERAGE	Functional ObsInc			
Kitchens	1			External ObsInc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12		CONCRETE	% Complete			
Bsmt Garage				Overall % Cond	57		
Units	1			Apprais Val	90,500		
WS Flues				Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
Fireplaces	1			Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	912		20.17	18,392						
FFL	1ST FLOOR	912	912		101.06	92,163						
HST	HALF STORY	456	912		50.53	46,082						
OFP	OPEN PORCH	0	96		10.53	1,011						
PAT	PATIO	0	220		5.05	1,112						
Ttl. Gross Liv/Lease Area:		1,368	3,052	1,571		158,759						

