

Property Location: 41 BAYNE ST
Vision ID: 717

Account #739

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/06/2018 11:42

CURRENT OWNER

MCMAHON KELLY J

174 RAYMOND DR

HAMPDEN, MA 01036

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101

Appraised Value

98,000

Assessed Value

98,000

Description

RESIDENTL. RES LAND

Code

101

Appraised Value

82,700

Assessed Value

82,700

Description

RESIDENTL. RES LAND

Code

101

Appraised Value

9,700

Assessed Value

9,700

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#

Total

190,400

190,400

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

MCMAHON KELLY J

17765/ 502

04/30/2009

U

1

1

H

MCMAHON,KELLY J

14156/ 473

05/07/2004

U

1

219,000

H

SMITH,PATRICK J

13410/ 369

07/23/2003

U

1

180,000

H

MARINO DONNA M,

10955/ 266

10/07/1999

U

1

1

H

MARINO RICHARD L +,

07741/ 0512

06/28/1991

U

1

132,500

F

KNIGHT RICHARD P +

07463/ 0506

05/29/1990

U

1

127,000

F

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

90,500

2017

101

90,800

2016

101

92,500

2018

101

82,700

2017

101

80,800

2016

101

78,500

2018

101

9,700

2017

101

9,700

2016

101

11,400

Total:

182,900

Total:

181,300

Total:

182,400

EXEMPTIONS

OTHER ASSESSMENTS

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

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

98,000

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

9,700

Appraised Land Value (Bldg)

82,700

Special Land Value

0

Total Appraised Parcel Value

190,400

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

190,400

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

229

01/01/1984

MN

Manual Note

0

0

GARAGE

09/04/2015

317

3

MEAS+INSPCTD

06/30/2004

328

16

FIELDREV CHG

03/31/2004

250

22

MAILER SENT

11/25/2003

274

2

MEASURED

07/22/1991

181

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

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

11,240 SF

7.36

1.0000

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

7.36

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:		109.47	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		171,971	
AC Type	03		FULL	AYB		1955	
Bedrooms	4			EYB		1975	
Full Baths	1			Dep Code		AV	
Half Baths				Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %		43	
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		CONCRETE	Overall % Cond		57	
Bsmt Garage				Apprais Val		98,000	
Units	1			Dep % Ovr		0	
WS Flues				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
03	GARAGE	OB	Outbuilding	L	576	28.18	1985	A		AV	60	9,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	912		21.85	19,923
FFL	1ST FLOOR	912	912		109.47	99,833
HST	HALF STORY	456	912		54.73	49,916
OFP	OPEN PORCH	0	96		11.40	1,095
PAT	PATIO	0	220		5.47	1,204
Ttl. Gross Liv/Lease Area:		1,368	3,052	1,571		171,971

