

Property Location: 74 BAYNE ST
Vision ID: 809

Account #831

Bldg Name: MAP ID: 16/ 80/ 21/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 12:04

CURRENT OWNER

HOLMES III ROBERT E

74 BAYNE ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

177,400

Appraised Value

91,100

82,200

4,100

177,400

Assessed Value

91,100

82,200

4,100

177,400

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

HOLMES III ROBERT E

PETERSEN ERICK C +

GOLDSTEIN ELLIS F

BK-VOL/PAGE

09578/ 0420

07882/ 0032

05122/ 0025

SALE DATE

08/01/1996

12/13/1991

06/15/1981

q/u

U

U

U

v/i

1

1

1

SALE PRICE

130,000

137,000

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

2018

2018

Total:

Code

101

101

101

101

Assessed Value

84,100

82,200

4,100

170,400

Yr.

2017

2017

2017

2017

Total:

Code

101

101

101

101

Assessed Value

82,300

80,300

4,100

166,700

Yr.

2016

2016

2016

2016

Total:

Code

101

101

101

101

Assessed Value

103,500

78,000

4,100

185,600

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

APPROAISED 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

91,100

0

4,100

82,200

0

177,400

C

0

177,400

BUILDING PERMIT RECORD

Permit ID

314

148

57

Issue Date

11/01/1992

03/01/1990

03/01/1990

Type

MN

MN

MN

Description

Manual Note

Manual Note

Manual Note

Amount

3,500

0

9,850

Insp. Date

% Comp.

0

0

0

Date Comp.

Comments

REPAIR

WOOD STOV

ADDN

VISIT/CHANGE HISTORY

Date

03/11/2016

02/19/2016

04/28/2004

03/31/2004

11/25/2003

Type

IS

ID

317

317

318

250

274

Cd.

14

2

14

22

2

Purpose/Result

INSPECTED

MEASURED

INSPECTED

MAILER SENT

MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

9,747

SF

Unit Price

8.43

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

8.43

Land Value

82,200

Total Card Land Units:

0.22

AC

Parcel Total Land Area:

0.22

AC

Total Land Value:

82,200

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	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET	Adj. Base Rate:		102.11	
Heat Fuel	2		GAS	Replace Cost		197,989	
Heat Type	1		FORCED H/A	AYB		1956	
AC Type	01		NONE	EYB		1964	
Bedrooms	3			Dep Code		FR	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		54	
Total Rooms	8			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		46	
Basement Floor	12		CONCRETE	Apprais Val		91,100	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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	240	28.18	1956	A		AV	60	4,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	944		20.44	19,299
FFL	1ST FLOOR	1,169	1,169		102.11	119,365
TQS	3/4 STORY	581	775		76.55	59,325

Ttl. Gross Liv/Lease Area:		1,750	2,888	1,939		197,989
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