

Property Location 10 BAYNE ST
Vision ID 6616

Account # 6725

Map ID 16/ 215/ A /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/20/2019 7:56:57 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LENNON RYAN P LENNON ALEXANDRA L 10 BAYNE ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	219100	219,100												
						RES LAND	101	76700	76,700												
						RESIDNTL.	101	500	500												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_378598_2849255						Total				296,300	296,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LENNON RYAN P SCANLON ELIZABETH A CROMBIE MARY S +,		21381	0286	09-30-2016	Q	I	280,000	00	Year	Code	Assessed	Year	Code	Assessed							
		14963	0175	04-22-2005	U	I	350,000	1	2019	101	213,400	2018	101	200,300							
		0000	0000		U		0		101	74,400	101	74,400	2017	101	72,700						
									101	500	101	500		101	500						
		Total						Total	288300	Total	275200	Total		264800							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
									APPRAISED VALUE SUMMARY												
Total			0.00																		
ASSESSING NEIGHBORHOOD									Appraised BLDG. Value (Card) 219,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 76,700 Special Land Value 0 Total Appraised Parcel Value 296,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 296,300												
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
SUB DIV 962 FBM EST 75% FIN VERIFY UPON INSP																					
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							
61	04-03-2007	10	SHED	2,100				8X12	01-19-2017			317	16	FIELDREV CHG							
182	06-09-2005	2	DWELLING	100,000				OC 11/2/2005	12-26-2007			317	15	PERMIT VISIT							
									04-13-2006			311	14	INSPECTED							
									03-16-2006			311	2	MEASURED							
									01-24-2006			250	6	INFO BY PHON							
									01-23-2006			311	15	PERMIT VISIT							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RC				11,081 SF	7.69	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	6.92	76,700
Total Card Land Units							0.254	AC	Parcel Total Land Area:				0.2544	Total Land Value							76,700

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	91.33	
Interior Floor 2	4	CARPET	RCN	238,186	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2005	
AC Type	03	FULL	Effective Year Built	2010	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	8	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	92	
Extra Kitchen St			RCNLD	219,100	
FBM Sqft	500		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	96	7.48	2007	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	804		24.35	19,575	
FFL	1ST FLOOR	689	689		121.59	83,772	
GAR	GARAGE	0	312		48.71	15,198	
OPF	OPEN PORCH	0	115		12.69	1,459	
SFL	2ND FLOOR	936	936		121.59	113,804	
WDK	WOOD DECK	0	256		17.10	4,377	
Ttl Gross Liv / Lease Area		1,625	3,112	1,959		238,186	

