

Property Location 6 BAYNE ST
Vision ID 6617

Account # 6726

Map ID 16/ 216/ B/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/20/2019 7:57:05 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
JOHNSON TINA M 6 BAYNE ST E LONGMEADOW MA 01028 GIS ID F_378608_2849189		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	195700	195,700												
						RES LAND	101	76400	76,400												
						RESIDNTL.	101	1100	1,100												
		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#															
						Total				273,200	273,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
JOHNSON TINA M CARABETTA,MICHAEL CROMBIE MARY S +,		15833	0285	04-17-2006	U	I	288,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		14963	0175	04-22-2005	U	I	350,000		2019	101	190,500	2018	101	178,400	2017	101	172,000				
		0000	0000		U		0			101	74,100		101	74,100		101	72,500				
										101	400		101	400		101	400				
		Total						Total		265000	Total		252900	Total		244900					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
		Total		0.00																	
ASSESSING NEIGHBORHOOD										APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 195,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,100 Appraised Land Value (Bldg) 76,400 Special Land Value 0 Total Appraised Parcel Value 273,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 273,200											
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
SUB DIV 962 - SUB DIV 977 & 980																					
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							
201702797 182	10-25-2017 06-09-2005	62 2	SOLAR DWELLING	22,968 100,000	05-22-2018	100	05-22-2018	SOLAR FRONT OF OC 3/7/2006	07-08-2019 05-22-2018 01-30-2006 01-30-2006			334 400 311 311	2 15 15 2	MEASURED PERMIT VISIT PERMIT VISIT MEASURED							
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				10,162 SF	8.35	1.000	5	LAND	1.00	MA	1.00			0 TRF1 0.9	1.000	7.52	76,400	
Total Card Land Units							0.233	AC	Parcel Total Land Area:				0.2333	Total Land Value							76,400

Property Location 6 BAYNE ST
 Vision ID 6617

Account # 6726

Map ID 16/ 216/ B/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/20/2019 7:57:06 A

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	AVERAGE	#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	91.25	
Interior Floor 2	4	CARPET	RCN	212,769	
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	195,700	
FBM Sqft			Dep % Ovr		
FBM Quality			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	80	7.48	2013	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2010	92	1.00			0.00	0
19	PATIO			L	192	5.75	2015	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	856		21.64	18,525	
FFL	1ST FLOOR	741	741		108.33	80,276	
GAR	GARAGE	0	260		43.33	11,267	
OFP	OPEN PORCH	0	115		11.30	1,300	
SFL	2ND FLOOR	936	936		108.33	101,401	
Ttl Gross Liv / Lease Area		1,677	2,908	1,964		212,769	

