

Property Location

69 BAYNE ST

Map ID

16/ 183/ 18/ /

Bldg Name

State Use

101

Vision ID

712

Account #

734

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:29:40

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
MASTRANGELO VINCENT J + APRIL 69 BAYNE ST EAST LONGMEADOW MA 01028 GIS ID F_378769_2850378		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	124700	124,700											
						RES LAND	101	84800	84,800											
						RESIDNTL.	101	1200	1,200											
		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				210,700	210,700									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
MASTRANGELO VINCENT J + APRIL C LE MASTRANGELO VINCENT J +, GOMEZ		12273	0577	04-15-2002	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		07229	0376	07-31-1989	U	I	135,000		2019	101	121,300	2018	101	112,300	2017	101	110,000			
		05601	0027	04-27-1984	U	I	58,000			101	82,300		101	82,300		101	80,500			
										101	1,200		101	1,200		101	1,200			
		Total						Total		204800	Total		195800	Total		191700				
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																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0001						101		MA												
NOTES																				
1/2 BTH IN BMT																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
201401914	06-11-2014	9	ALTERATION	4,374	03-19-2015	100	03-19-2015	REPLACE ENTRY D	03-19-2015			317	15	PERMIT VISIT						
123	06-01-1993	MN	Manual Note	5,000				ADDITION	04-19-2004			318	14	INSPECTED						
									03-31-2004			250	22	MAILER SENT						
									11-25-2003			274	2	MEASURED						
									01-26-1994			105	14	INSPECTED						
									05-06-1980			500	3	MEAS+INSPCTD						
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				9,950 SF	8.52	1.000	5	LAND	1.00	MA	1.00			0	1.000	8.52	84,800
Total Card Land Units							0.228	AC	Parcel Total Land Area: 0.2284							Total Land Value				84,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	95.35	
Interior Floor 1	4	CARPET	RCN	178,167	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1956	
Heat Type	1	FORCED H/A	Effective Year Built	1988	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	30	
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	124,700	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
19	PATIO			L	210	5.75	1994	60	0.00	AV	A	1.00	700
02	SHED/FR			L	96	7.48	1994	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	1,056		22.39	23,644	
FFL	1ST FLOOR	1,280	1,280		112.05	143,430	
GAR	GARAGE	0	240		44.82	10,757	
OPF	OPEN PORCH	0	32		10.51	336	
Ttl Gross Liv / Lease Area		1,280	2,608	1,590		178,167	

