

Property Location

45 BAYNE ST

Map ID

16/ 187/ 13/ /

Bldg Name

State Use

101

Vision ID

716

Account #

738

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:30:16

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
DAVIAUX CHRISTINA E CORO NELSON G 45 BAYNE ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	129300	129,300												
						RES LAND	101	84700	84,700												
						RESIDNTL.	101	1700	1,700												
		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_378676_2850001						Total				215,700	215,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
DAVIAUX CHRISTINA E LIN XIU PING HSBC BANK USA,C/O COUNTRYWIDE HOM MURPHY,ELLEN MONGEON,FRANCES B HEIRS & DEV OF		21417	0530	10-26-2016	Q	I	193,000	00	Year	Code	Assessed	Year	Code	Assessed							
		17014	0326	11-08-2007	U	I	220,000	1S	2019	101	125,900	2018	101	116,800							
		16990	0264	10-25-2007	U	I	205,362	1S		101	82,200		101	80,300							
		16150	0059	08-17-2006	U	I	230,000			101	1,700		101	1,700							
		10831	0390	06-30-1999	U	I	141,900														
						Total				209800	Total	200700	Total	188400							
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 Appraised BLDG. Value (Card) 129,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,700 Appraised Land Value (Bldg) 84,700 Special Land Value 0 Total Appraised Parcel Value 215,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 215,700											
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
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							
217	01-01-1985	MN	Manual Note					GARAGE	01-19-2017			317	16	FIELDREV CHG							
									02-19-2016			317	2	MEASURED							
									04-23-2004			317	14	INSPECTED							
									03-31-2004			250	22	MAILER SENT							
									11-25-2003			274	2	MEASURED							
									07-22-1991			181	3	MEAS+INSPCTD							
									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				9,722 SF	8.71	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.71	84,700
							Total Card Land Units	0.223	AC	Parcel Total Land Area: 0.2232					Total Land Value					84,700	

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The diagram shows a building footprint divided into three main sections: HST, EFP, and GAR. The dimensions and area calculations are as follows:

- HST (Hatched Triangle Section):** A right-angled triangle with a base of 40 and a height of 24. The area is calculated as $\frac{1}{2} \times 40 \times 24 = 480$.
- EFP (Empty Footprint Section):** A rectangular section with a width of 28 and a height of 15. The area is calculated as $28 \times 15 = 420$.
- GAR (Garage Section):** A rectangular section with a width of 24 and a height of 22. The area is calculated as $24 \times 22 = 528$.

The total area of the building footprint is the sum of these three sections: $480 + 420 + 528 = 1428$.

A photograph of a single-story house with a light-colored shingled roof and a brick chimney. The house is surrounded by lush green trees.A photograph of a single-story house with light blue siding, a grey roof, and a brick chimney. The house has a white door with a yellow screen and a yellow garage door. A green mailbox is on the lawn in front of the house.