

Property Location

41 BAYNE ST

Map ID

16/ 188/ 12/ /

Bldg Name

State Use

101

Vision ID

717

Account #

739

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:30:25

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MCMAHON KELLY J 174 RAYMOND DR HAMPDEN MA 01036		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	100800	100,800		
						RES LAND	101	85200	85,200		
						RESIDNTL.	101	9700	9,700		
		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_378695_2849919						Total				195,700	195,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCMAHON KELLY J MCMAHON,KELLY J SMITH,PATRICK J MARINO DONNA M, MARINO RICHARD L +,		17765	0502	04-30-2009	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14156	0473	05-07-2004	U	I	219,000		2019	101	98,000	2018	101	90,500	2017	101	90,800
		13410	0369	07-23-2003	U	I	180,000			101	82,700		101	82,700		101	80,800
		10955	0266	10-07-1999	U	I	1	1		101	9,700		101	9,700		101	9,700
		07741	0512	06-28-1991	U	I	132,500		Total		190400	Total		182900	Total		181300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
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	
229	01-01-1984	MN	Manual Note					GARAGE	09-04-2015			317	3	MEAS+INSPCTD	
									06-30-2004			328	16	FIELDREV CHG	
									03-31-2004			250	22	MAILER SENT	
									11-25-2003			274	2	MEASURED	
									07-22-1991			181	3	MEAS+INSPCTD	
									03-29-1985			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				11,240 SF	7.58	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.58	85,200		
Total Card Land Units							0.258	AC	Parcel Total Land Area: 0.2580							Total Land Value							85,200

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		98.78
Interior Floor 1	4	CARPET	RCN		176,919
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1955
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		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		57
Extra Kitchens	0		RCNLD		100,800
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
03	GARAGE	OB	Outbuildi	L	576	28.18	1985	60	0.00	AV	A	1.00	9,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		22.47	20,496	
FFL	1ST FLOOR	912	912		112.62	102,705	
HST	HALF STORY	456	912		56.31	51,353	
OFP	OPEN PORCH	0	96		11.73	1,126	
PAT	PATIO	0	220		5.63	1,239	
Ttl Gross Liv / Lease Area		1,368	3,052	1,571		176,919	

