

Property Location

25 BAYNE ST

Map ID

16/ 192/ 4/ /

Bldg Name

State Use

101

Vision ID

722

Account #

744

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:31:20

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW														
MCCAUGHEY BELINDA Z 25 BAYNE ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed															
						RESIDNTL.	101	115600	115,600															
						RES LAND	101	84400	84,400															
						RESIDNTL.	101	2500	2,500															
		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_378751_2849619						Total				202,500	202,500													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																
MCCAUGHEY BELINDA Z LUNGHI BELINDA J LUNGHI BELINDA Z +, THEIS		20078	0091	10-30-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
		11093	0356	02-11-2000	U	I	1	1	2019	101	112,400	2018	101	104,100	2017	101	104,700							
		06989	0143	10-11-1988	U	I	156,900			101	81,900		101	81,900		101	80,100							
		05506	0005	09-28-1983	U	I	69,000			101	2,500		101	2,500		101	2,500							
		Total						196800		Total		188500		Total		187300								
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) 115,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,500 Appraised Land Value (Bldg) 84,400 Special Land Value 0 Total Appraised Parcel Value 202,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 202,500															
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										
201402429	10-14-2014	62	SOLAR	25,500	03-19-2015	100	03-19-2015	ROOF TOP	03-19-2015			317	15	PERMIT VISIT										
59	04-01-1989	MN	Manual Note	250				POOL A	03-19-2015			317	15	PERMIT VISIT										
									01-31-2014			317	11	ENTRY DENIED										
									11-25-2003			274	3	MEAS+INSPCTD										
									07-19-1991			181	3	MEAS+INSPCTD										
									01-29-1990			105	15	PERMIT VISIT										
									05-30-1980			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				8,770 SF	9.62	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.62	84,400			
Total Card Land Units							0.201	AC	Parcel Total Land Area:							0.2013	Total Land Value							84,400

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			Percentage		
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				93.13		
Interior Floor 1	3		HARDWOOD				RCN				202,777		
Interior Floor 2	2		SOFTWOOD				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	2						Year Remodeled						
Half Baths	0						Depreciation %				43		
Extra Fixtures	1						Functional Obsol						
Total Rooms	8						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				57		
Extra Kitchens	0						RCNLD				115,600		
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	1						Misc Imp Ovr Comment						
WS Flues	1						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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1989	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	48	7.48	1989	60	0.00	AV	A	1.00	200
40	LEAN-TO			L	44	5.75	1992	60	0.00	AV	A	1.00	200
22	WOOD DK			L	160	9.20	1989	60	0.00	AV	A	1.00	900
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	57	1.00			0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	912		21.89		19,960		
FFL	1ST FLOOR					1,084	1,084		109.67		118,881		
GAR	GARAGE					0	220		43.87		9,651		
HST	HALF STORY					456	912		54.83		50,009		
OPF	OPEN PORCH					0	28		11.75		329		
WDK	WOOD DECK					0	256		15.42		3,948		
Ttl Gross Liv / Lease Area						1,540	3,412	1,849			202,777		

