

State Use 101
Print Date 12/18/2019 10:45:18

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
MCGOWAN THOMAS J MCGOWAN MARGARET M PO BOX 223 EAST LONGMEADOW MA 01028 GIS ID F_378572_2850586												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	128200		128,200									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	84700		84,700									
												RESIDNTL.		101	300		300									
				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		213,200		213,200								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
MCGOWAN THOMAS J				02415 0039		09-09-1955		U	I	0			Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed			
													2019	101	124,700		2018	101	115,400		2017	101	113,600			
														101	82,200			101	82,200			101	80,400			
														101	300			101	300			101	300			
Total												207200		Total		197900		Total		194300						
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												APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 128,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 84,700 Special Land Value 0 Total Appraised Parcel Value 213,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 213,200														
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		
54		04-01-1994		MN	Manual Note		5,500								REROOF		02-19-2016 04-14-2004 03-31-2004 11-25-2003 01-17-1995 05-12-1980					317 317 250 274 107 500	3 14 22 2 15 3	MEAS+INSPCTD INSPECTED MAILER SENT MEASURED PERMIT VISIT 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				9,790	SF	8.65	1.000	5	LAND	1.00	MA	1.00				0			1.000	8.65	84,700	
Total Card Land Units								0.225	AC	Parcel Total Land Area: 0.2247								Total Land Value								84,700

Property Location 78 BAYNE ST
Vision ID 810

Account # 832

Map ID 16/ 81/ 24/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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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	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	92.68	
Interior Floor 2	4	CARPET	RCN	203,556	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1955	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	128,200	
FBM Sqft	456		Dep % Ovr		
FBM Quality	1		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	90	7.48	1958	50	0.00	FR	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		21.68	19,769	
FFL	1ST FLOOR	1,008	1,008		108.62	109,490	
TQS	3/4 STORY	684	912		81.47	74,297	
Ttl Gross Liv / Lease Area		1,692	2,832	1,874		203,556	

