

State Use 101
Print Date 12/18/2019 10:45:49

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
SZEMELA ROBERT A SZEMELA CLAUDIA L 90 BAYNE ST EAST LONGMEADOW MA 01028 GIS ID F_378551_2850810												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	113600		113,600											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	84700		84,700											
				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		198,300		198,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
SZEMELA ROBERT A MACFARLANE EDWIN R JR				09112 02846	0323 0038	04-24-1995 11-13-1961	U U	I I		141,500 0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
												2019	101 101	110,500 82,200	2018	101 101	102,300 82,200	2017	101 101	103,000 80,500								
												Total		192700		Total		184500		Total		183500						
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												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 113,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 84,700 Special Land Value 0 Total Appraised Parcel Value 198,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 198,300																
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			
72		04-05-2002		12	REROOF			3,500								NVC		02-21-2014 01-31-2014 11-28-2003 01-14-2003 07-19-1991 05-12-1980					317 317 274 274 181 500	14 2 3 15 3 3	INSPECTED MEASURED MEAS+INSPCTD PERMIT VISIT MEAS+INSPCTD 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				9,921	SF	8.54	1.000	5	LAND	1.00	MA	1.00				0			1.000	8.54	84,700			
Total Card Land Units								0.228	AC	Parcel Total Land Area: 0.2278								Total Land Value										84,700

Property Location 90 BAYNE ST
Vision ID 813

Account # 835

Map ID 16/ 84/ 29/ /
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	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	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	94.31	
Interior Floor 1	3	HARDWOOD	RCN	199,229	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1958	
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	7		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	113,600	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	240		Dep Ovr Comment		
FBM Quality	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		22.34	21,442	
EFP	ENCL PORCH	0	123		33.59	4,132	
FFL	1ST FLOOR	960	960		111.68	107,208	
GAR	GARAGE	0	240		44.67	10,721	
HST	HALF STORY	480	960		55.84	53,604	
WDK	WOOD DECK	0	135		15.72	2,122	
Ttl Gross Liv / Lease Area		1,440	3,378	1,784		199,229	

