

Property Location

6 BAYNE ST

Map ID

16/ 216/ B/ /

Bldg Name

State Use

101

Vision ID

6617

Account #

6726

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:23:00

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
JOHNSON TINA M 6 BAYNE ST E LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	204000	204,000													
						RES LAND	101	76400	76,400													
						RESIDNTL.	101	1100	1,100													
		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_378608_2849189						Total				281,500	281,500											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
JOHNSON TINA M CARABETTA,MICHAEL CROMBIE MARY S +,		15833	0285	04-17-2006	U	I	288,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		14963	0175	04-22-2005	U	I	350,000		2020	101	195,700	2019	101	190,500	2018	101	178,400					
		0000	0000		U		0			101	76,400		101	74,100		101	74,100					
										101	1,100		101	400		101	400					
		Total						Total		273200	Total		265000	Total		252900						
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 BLDG. Value (Card) 204,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,100 Appraised Land Value (Bldg) 76,400 Special Land Value 0 Total Appraised Parcel Value 281,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 281,500												
Nbhd	Nbhd Name		B	Tracing		Batch																
0001				101		MA																
NOTES																						
SUB DIV 962 - SUB DIV 977 & 980																						
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								
201702797182	10-25-2017 06-09-2005	62 2	SOLAR DWELLING	22,968 100,000	05-22-2018	100	05-22-2018	SOLAR FRONT OF OC 3/7/2006	07-08-2019 05-22-2018 01-30-2006 01-30-2006			334 400 311 311	2 15 15 2	MEASURED PERMIT VISIT PERMIT VISIT MEASURED								
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				10,162 SF	8.35	1.000	5	LAND	1.00	MA	1.00			0	TRF1	0.9	1.000	7.52	76,400
Total Card Land Units							0.233	AC	Parcel Total Land Area: 0.2333							Total Land Value					76,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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		97.08
Interior Floor 1	3	HARDWOOD	RCN		224,219
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2005
Heat Type	1	FORCED H/A	Effective Year Built		2009
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		91
Extra Kitchens	0		RCNLD		204,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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	Gr	Qual	Apprais Va
02	SHED/FR			L	80	7.48	2013	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2010	91	1.00			0.00	0
19	PATIO			L	192	5.75	2015	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	856		22.81	19,522
FFL	1ST FLOOR	741	741		114.16	84,596
GAR	GARAGE	0	260		45.67	11,873
OFP	OPEN PORCH	0	115		11.91	1,370
SFL	2ND FLOOR	936	936		114.16	106,858
Ttl Gross Liv / Lease Area		1,677	2,908	1,964		224,219

