

Property Location Vision ID 712		69 BAYNE ST Account # 734		Map ID 16/ 183/ 18/ / Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 11-03-2020 10:23:44	
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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MASTRANGELO VINCENT J + APRIL 69 BAYNE ST EAST LONGMEADOW MA 01028 GIS ID F_378769_2850378		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	131500	131,500		
						RES LAND	101	84800	84,800		
						RESIDNTL.	101	1200	1,200		
		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#					
						Total				217,500	217,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MASTRANGELO VINCENT J + APRIL C LE MASTRANGELO VINCENT J +, GOMEZ		12273	0577	04-15-2002	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		07229	0376	07-31-1989	U	I	135,000		2020	101	124,700	2019	101	121,300	2018	101	112,300
		05601	0027	04-27-1984	U	I	58,000			101	84,800		101	82,300		101	82,300
										101	1,200		101	1,200		101	1,200
		Total						Total		210700	Total		204800	Total		195800	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 131,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 84,800 Special Land Value 0 Total Appraised Parcel Value 217,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 217,500							
Year	Code	Description	Amount	Code	Description	YEAR	Amount								
Total			0.00												

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0001			101	MA	

NOTES					
1/2 BTH IN BMT					

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
201401914 123	06-11-2014 06-01-1993	9 MN	ALTERATION Manual Note	4,374 5,000	03-19-2015	100	03-19-2015	REPLACE ENTRY D ADDITION	03-19-2015 04-19-2004 03-31-2004 11-25-2003 01-26-1994 05-06-1980			317 318 250 274 105 500	15 14 22 2 14 3	PERMIT VISIT INSPECTED MAILER SENT MEASURED INSPECTED 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				9,950 SF	8.52	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.52	84,800
Total Card Land Units							0.228	AC	Parcel Total Land Area: 0.2284							Total Land Value					84,800

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	19		RANCH			Basement Floor	12	CONCRETE					
Model	01		RESIDENTIAL			Bsmt Garage							
Grade	C		AVERAGE			#Heat Sys	1.00						
Stories	1.00		1 STORY			Units	1						
Foundation	1		CONCRETE			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	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				101.43			
Interior Floor 1	4		CARPET			RCN				187,834			
Interior Floor 2						Net Other Adj							
Heat Fuel	2		GAS			Year Built				1956			
Heat Type	1		FORCED H/A			Effective Year Built				1988			
AC Type	03		FULL			Depreciation Code				GD			
Bedrooms	2					Remodel Rating							
Full Baths	1					Year Remodeled							
Half Baths	1					Depreciation %				30			
Extra Fixtures	1					Functional Obsol							
Total Rooms	6					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				70			
Extra Kitchens	0					RCNLD				131,500			
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
19	PATIO			L	210	5.75	1994	60	0.00	AV	A	1.00	700
02	SHED/FR			L	96	7.48	1994	70	0.00	GD	A	1.00	500
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,056		23.60		24,926		
FFL	1ST FLOOR					1,280	1,280		118.13		151,212		
GAR	GARAGE					0	240		47.25		11,341		
OPF	OPEN PORCH					0	32		11.08		354		
Ttl Gross Liv / Lease Area						1,280	2,608	1,590			187,834		

