

Property Location

45 BAYNE ST

Map ID

16/ 187/ 13/ /

Bldg Name

State Use

101

Vision ID

716

Account #

738

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:24:16

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
DAVIAUX CHRISTINA E CORO NELSON G 45 BAYNE ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	136100	136,100											
						RES LAND	101	84700	84,700											
						RESIDNTL.	101	2600	2,600											
		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_378676_2850001						Total				223,400	223,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
DAVIAUX CHRISTINA E LIN XIU PING HSBC BANK USA,C/O COUNTRYWIDE HOM MURPHY,ELLEN MONGEON,FRANCES B HEIRS & DEV OF		21417	0530	10-26-2016	Q	I	193,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		17014	0326	11-08-2007	U	I	220,000	1S	2020	101	129,300	2019	101	125,900	2018	101	116,800			
		16990	0264	10-25-2007	U	I	205,362	1S		101	84,700		101	82,200		101	82,200			
		16150	0059	08-17-2006	U	I	230,000			101	1,700		101	1,700		101	1,700			
		10831	0390	06-30-1999	U	I	141,900													
						Total				215700	Total				209800	Total		200700		
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																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0001						101		MA												
NOTES																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
202001685	05-27-2020	11	POOL	1,299	07-07-2020	100	07-07-2020	18' ABOVE GROUND GARAGE	07-07-2020			334	15	PERMIT VISIT						
217	01-01-1985	MN	Manual Note						01-19-2017			317	16	FIELDREV CHG						
									02-19-2016			317	2	MEASURED						
									04-23-2004			317	14	INSPECTED						
									03-31-2004			250	22	MAILER SENT						
									11-25-2003			274	2	MEASURED						
									07-22-1991			181	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				9,722 SF	8.71	1.000	5	LAND	1.00	MA	1.00		0	1.000	8.71	84,700	
Total Card Land Units							0.223	AC	Parcel Total Land Area: 0.2232							Total Land Value				84,700

Property Location 45 BAYNE ST
Vision ID 716

Account # 738

Map ID 16/ 187/ 13/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-03-2020 10:24:17

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	
Exterior Wall 2			101	ONE FAM	Percentage
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		99.89
Interior Floor 2	4	CARPET	RCN		216,001
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	7		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		136,100
FBM Sqft	480		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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
19	PATIO			L	140	5.75	1985	50	0.00	FR	F	0.90	400
02	SHED/FR			L	128	7.48	1993	60	0.00	AV	A	1.00	600
19	PATIO			L	408	5.75	1955	30	0.00	PR	A	1.00	700
07	POOLA-C	OB	Outbuildi	L	18	69.00	2020	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		23.92	22,964	
EFP	ENCL PORCH	0	162		36.18	5,860	
FFL	1ST FLOOR	960	960		119.60	114,818	
GAR	GARAGE	0	312		47.92	14,950	
HST	HALF STORY	480	960		59.80	57,409	
Ttl Gross Liv / Lease Area		1,440	3,354	1,806		216,001	

