

Property Location 41 BAYNE ST		Map ID 16/ 188/ 12/ /		Bldg Name		State Use 101	
Vision ID 717		Account # 739		Bldg # 1		Print Date 11-03-2020 10:24:25	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MCMAHON KELLY J 174 RAYMOND DR HAMPDEN MA 01036		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	106500	106,500		
						RES LAND	101	85200	85,200		
						RESIDNTL.	101	9700	9,700		
		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_378695_2849919						Total				201,400	201,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCMAHON KELLY J MCMAHON,KELLY J SMITH,PATRICK J MARINO DONNA M, MARINO RICHARD L +,		17765	0502	04-30-2009	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14156	0473	05-07-2004	U	I	219,000		2020	101	100,800	2019	101	98,000	2018	101	90,500
		13410	0369	07-23-2003	U	I	180,000			101	85,200		101	82,700		101	82,700
		10955	0266	10-07-1999	U	I	1	1		101	9,700		101	9,700		101	9,700
		07741	0512	06-28-1991	U	I	132,500		Total		195700	Total		190400	Total		182900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
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	
229	01-01-1984	MN	Manual Note					GARAGE	09-04-2015			317	3	MEAS+INSPCTD	
									06-30-2004			328	16	FIELDREV CHG	
									03-31-2004			250	22	MAILER SENT	
									11-25-2003			274	2	MEASURED	
									07-22-1991			181	3	MEAS+INSPCTD	
									03-29-1985			500	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				11,240 SF	7.58	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.58	85,200		
Total Card Land Units							0.258	AC	Parcel Total Land Area: 0.2580							Total Land Value							85,200

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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	1	WOOD SHING	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	4	CARPET	Adj Base Rate		105.08
Interior Floor 2	3	HARDWOOD	RCN		186,817
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1955
AC Type	03	FULL	Effective Year Built		1975
Bedrooms	4		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		106,500
FBM Sqft			Dep % Ovr		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	576	28.18	1985	60	0.00	AV	A	1.00	9,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		23.73	21,643	
FFL	1ST FLOOR	912	912		118.92	108,451	
HST	HALF STORY	456	912		59.46	54,226	
OFP	OPEN PORCH	0	96		12.39	1,189	
PAT	PATIO	0	220		5.95	1,308	
Ttl Gross Liv / Lease Area		1,368	3,052	1,571		186,817	

