

Property Location

25 BAYNE ST

Map ID

16/ 192/ 4/ /

Bldg Name

State Use

101

Vision ID

722

Account #

744

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:25:06

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
MCCAUGHEY BELINDA Z						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	121800	121,800															
					RES LAND	101	84400	84,400															
					RESIDNTL.	101	2500	2,500															
25 BAYNE ST	DRAINAGE		VIEW	COMMUNITY																			
SUPPLEMENTAL DATA																							
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		208,700	208,700														
GIS ID F_378751_2849619																							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
MCCAUGHEY BELINDA Z		20078	0091	10-30-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed									
LUNGHI BELINDA J		11093	0356	02-11-2000	U	I	1	1	2020	101	115,600	2019	101	112,400									
LUNGHI BELINDA Z +, THEIS		06989	0143	10-11-1988	U	I	156,900			101	84,400		101	81,900									
		05506	0005	09-28-1983	U	I	69,000			101	2,500		101	2,500									
									Total	202500	Total	196800	Total	188500									
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int								
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 121,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,500 Appraised Land Value (Bldg) 84,400 Special Land Value 0 Total Appraised Parcel Value 208,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 208,700														
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
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									
201402429	10-14-2014	62	SOLAR	25,500	03-19-2015	100	03-19-2015	ROOF TOP	03-19-2015			317	15	PERMIT VISIT									
59	04-01-1989	MN	Manual Note	250				POOL A	03-19-2015			317	15	PERMIT VISIT									
									01-31-2014			317	11	ENTRY DENIED									
									11-25-2003			274	3	MEAS+INSPCTD									
									07-19-1991			181	3	MEAS+INSPCTD									
									01-29-1990			105	15	PERMIT VISIT									
									05-30-1980			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				8,770 SF	9.62	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.62	84,400		
Total Card Land Units							0.201	AC	Parcel Total Land Area: 0.2013							Total Land Value							84,400

Property Location 25 BAYNE ST
Vision ID 722

Account # 744

Map ID 16/ 192/ 4/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-03-2020 10:25:07

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	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		99.07
Interior Floor 1	3	HARDWOOD	RCN		213,760
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1955
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	8		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		121,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1989	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	48	7.48	1989	60	0.00	AV	A	1.00	200
40	LEAN-TO			L	44	5.75	1992	60	0.00	AV	A	1.00	200
22	WOOD DK			L	160	9.20	1989	60	0.00	AV	A	1.00	900
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	57	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		23.07	21,041	
FFL	1ST FLOOR	1,084	1,084		115.61	125,320	
GAR	GARAGE	0	220		46.24	10,174	
HST	HALF STORY	456	912		57.80	52,717	
OPF	OPEN PORCH	0	28		12.39	347	
WDK	WOOD DECK	0	256		16.26	4,162	
Ttl Gross Liv / Lease Area		1,540	3,412	1,849		213,760	

