

Property Location

18 BAYNE ST

Map ID

16/ 194/ 1/ /

Bldg Name

State Use

101

Vision ID

724

Account #

746

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:25:22

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
WAINWRIGHT SANDRA WAINWRIGHT JASON 18 BAYNE ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	129200	129,200												
						RES LAND	101	85200	85,200												
						RESIDNTL.	101	5900	5,900												
		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_378582_2849425						Total				220,300	220,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
WAINWRIGHT SANDRA GALLANO KENRIC D SCHNEIDER MALCOLM R, CARROLL,MARY P		23250	98	06-08-2020	Q	I	235,000	00	Year	Code	Assessed	Year	Code	Assessed							
		18527	0539	11-01-2010	U	I	196,000		2020	101	122,300	2019	101	115,800							
		13538	0427	09-02-2003	U	I	155,500			101	85,200		101	82,800							
		03067	0473	10-16-1964	U	I	0			101	5,900		101	5,200							
		Total						Total		213400	Total		203800	Total	195600						
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 VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				129,200							
0001						101		MA		Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				5,900							
										Appraised Land Value (Bldg)				85,200							
										Special Land Value				0							
										Total Appraised Parcel Value				220,300							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				220,300							
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							
									07-08-2019		1	334	3	MEAS+INSPCTD							
									02-25-2011			317	16	FIELDREV CHG							
									06-30-2004			328	16	FIELDREV CHG							
									03-31-2004			250	22	MAILER SENT							
									11-25-2003			274	2	MEASURED							
									07-19-1991			181	11	ENTRY DENIED							
									05-29-1980			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				11,275 SF	7.56	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.56	85,200
Total Card Land Units							0.259	AC	Parcel Total Land Area:				0.2588	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	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		99.85
Interior Floor 2			RCN		205,029
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1954
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	6		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		129,200
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	308	28.18	1954	60	0.00	AV	A	1.00	5,200
08	POOLA-O			L	16	69.00	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	912		22.63	20,639
EFB	ENCL PORCH	0	96		34.26	3,289
FFL	1ST FLOOR	912	912		113.40	103,422
OPF	OPEN PORCH	0	12		9.45	113
TQS	3/4 STORY	684	912		85.05	77,566
Ttl Gross Liv / Lease Area		1,596	2,844	1,808		205,029

