

Property Location

26 BAYNE ST

Map ID

16/ 196/ 3/ /

Bldg Name

State Use

101

Vision ID

726

Account #

748

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:25:40

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FLYNN MICHAEL J FLYNN LINDA M 26 BAYNE ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	124600	124,600												
						RES LAND	101	85400	85,400												
						RESIDNTL.	101	900	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_378568_2849575						Total				210,900	210,900										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FLYNN MICHAEL J DOE CHARLES E JR DOE CHARLES E JR LIFE EST DOE CHARLES E JR		09668	0404	10-30-1996	U	I	127,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		09668	0402	10-30-1996	U	I	1		2020	101	118,000	2019	101	114,700	2018	101	105,900				
		09169	0227	06-14-1995	U	I	1		101	85,400	101	82,900	101	82,900							
		03208	0215	08-19-1966	U	I	0		101	900	101	900	101	900							
		Total						204300		Total		198500		Total		189700					
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) 124,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 85,400 Special Land Value 0 Total Appraised Parcel Value 210,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 210,900												
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							
201800417	02-07-2018	91	INSULATION	2,300		0		OC 8/21/2006 REPA	07-08-2019		1	334	3	MEAS+INSPCTD							
213	06-19-2006	8	RENOVATION	41,280					12-28-2006				311	15	PERMIT VISIT						
200	01-01-1982	MN	Manual Note						06-05-2004				319	14	INSPECTED						
									03-31-2004				250	22	MAILER SENT						
									11-25-2003			274	2	MEASURED							
									07-19-1991			181	3	MEAS+INSPCTD							
									02-14-1983			500	1	LEFT NOTICE							
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				11,445 SF	7.46	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.46	85,400
Total Card Land Units							0.263	AC	Parcel Total Land Area: 0.2627				Total Land Value							85,400	

CONSTRUCTION DETAIL (CONTINUED)

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
1	1
2	2
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100	100

Adj Base Rate	96.60
RCN	218,620
Net Other Adj	
Year Built	1955
Effective Year Built	1975
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	43
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	57
RCNLD	124,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
02 07	SHED/FR POOLA-C	OB	Outbuildi	L L	64 16	7.48 69.00	1970 1982	50 60	0.00 0.00	FR AV	A A	1.00 1.00	200 700

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		21.88	19,954
EFP	ENCL PORCH	0	96		33.12	3,180
FFL	1ST FLOOR	912	912		109.64	99,991
GAR	GARAGE	0	368		43.80	16,117
OFP	OPEN PORCH	0	28		11.75	329
TQS	3/4 STORY	684	912		82.23	74,993
WDK	WOOD DECK	0	264		15.37	4,057
Ttl Gross Liv / Lease Area		1,596	3,492	1,994		218,620

