

Property Location

78 BAYNE ST

Map ID

16/ 81/ 24/ /

Bldg Name

State Use

101

Vision ID

810

Account #

832

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:37:29

|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|--------------------------|----------------|------------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|-------------------------|--------------------------------------------|---------|---------|----------|------------------|-------|-----------------|---|--------|---------------|------------|--------|--|--|--|--|--|--|--|--|--|--|--|--|
| <b>CURRENT OWNER</b>                                                                 |            | <b>TOPO TYPE</b>                                                           | <b>UTILITY</b>           | <b>STREET</b>  | <b>LOCATION</b>  | <b>CURRENT ASSESSMENT</b>                                       |            |                                                                     |                         | <div>1006</div> <div>EAST LONGMEADOW</div> |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| MCGOWAN THOMAS J<br>MCGOWAN MARGARET M<br>PO BOX 223<br><br>EAST LONGMEADOW MA 01028 |            | <b>TOPO WET</b>                                                            | <b>EASEMENT</b>          | <b>TRAFFIC</b> | <b>CORNER</b>    | Description                                                     | Code       | Appraised                                                           | Assessed                |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  | RESIDNTL.                                                       | 101        | 135200                                                              | 135,200                 |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  | RES LAND                                                        | 101        | 84700                                                               | 84,700                  |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  | RESIDNTL.                                                       | 101        | 300                                                                 | 300                     |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            | <b>DRAINAGE</b>                                                            |                          | <b>VIEW</b>    | <b>COMMUNITY</b> |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            | <b>SUPPLEMENTAL DATA</b>                                                   |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                          |                |                  | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| GIS ID F_378572_2850586                                                              |            |                                                                            |                          |                |                  | Total                                                           |            |                                                                     |                         | 220,200                                    | 220,200 |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>RECORD OF OWNERSHIP</b>                                                           |            | <b>BK-VOL/PAGE</b>                                                         | <b>SALE DATE</b>         | <b>Q/U</b>     | <b>V/I</b>       | <b>SALE PRICE</b>                                               | <b>VC</b>  | <b>PREVIOUS ASSESSMENTS (HISTORY)</b>                               |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| MCGOWAN THOMAS J                                                                     |            | 02415                                                                      | 0039                     | 09-09-1955     | U                | I                                                               | 0          | Year                                                                | Code                    | Assessed                                   | Year    | Code    | Assessed | Year             | Code  | Assessed        |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            | 2020                                                                | 101                     | 128,200                                    | 2019    | 101     | 124,700  | 2018             | 101   | 115,400         |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 101                     | 84,700                                     |         | 101     | 82,200   |                  | 101   | 82,200          |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 101                     | 300                                        |         | 101     | 300      |                  | 101   | 300             |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  | Total                                                           |            | 213200                                                              |                         | Total                                      |         | 207200  |          | Total            |       | 197900          |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>EXEMPTIONS</b>                                                                    |            |                                                                            | <b>OTHER ASSESSMENTS</b> |                |                  |                                                                 |            | This signature acknowledges a visit by a Data Collector or Assessor |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| Year                                                                                 | Code       | Description                                                                | Amount                   | Code           | Description      | YEAR                                                            | Amount     |                                                                     |                         |                                            |         |         |          |                  |       | Comm Int        |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| Total                                                                                |            |                                                                            | 0.00                     |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>ASSESSING NEIGHBORHOOD</b>                                                        |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| Nbhd                                                                                 |            | Nbhd Name                                                                  |                          | B              |                  | Tracing                                                         |            | Batch                                                               |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| 0001                                                                                 |            |                                                                            |                          |                |                  | 101                                                             |            | MA                                                                  |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>NOTES</b>                                                                         |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>BUILDING PERMIT RECORD</b>                                                        |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| Permit Id                                                                            | Issue Date | Type                                                                       | Description              | Amount         | Insp Date        | % Comp                                                          | Date Comp  | Comments                                                            | Date                    | Type                                       | Is      | Id      | Cd       | Purpose/Result   |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| 54                                                                                   | 04-01-1994 | MN                                                                         | Manual Note              | 5,500          |                  |                                                                 |            | REROOF                                                              | 02-19-2016              |                                            |         | 317     | 3        | MEAS+INSPCTD     |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 04-14-2004              |                                            |         | 317     | 14       | INSPECTED        |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 03-31-2004              |                                            |         | 250     | 22       | MAILER SENT      |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 11-25-2003              |                                            |         | 274     | 2        | MEASURED         |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 01-17-1995              |                                            |         | 107     | 15       | PERMIT VISIT     |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                      |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     | 05-12-1980              |                                            |         | 500     | 3        | MEAS+INSPCTD     |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>LAND LINE VALUATION SECTION</b>                                                   |            |                                                                            |                          |                |                  |                                                                 |            |                                                                     |                         |                                            |         |         |          |                  |       |                 |   |        |               |            |        |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                       |                |                  |                                                                 | 9,790 SF   | 8.65                                                                | 1.000                   | 5                                          | LAND    | 1.00    | MA       | 1.00             |       |                 | 0 |        | 1.000         | 8.65       | 84,700 |  |  |  |  |  |  |  |  |  |  |  |  |
| Total Card Land Units                                                                |            |                                                                            |                          |                |                  |                                                                 | 0.225      | AC                                                                  | Parcel Total Land Area: |                                            |         |         | 0.2247   | Total Land Value |       |                 |   |        |               |            | 84,700 |  |  |  |  |  |  |  |  |  |  |  |  |

| 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     | 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                   | 98.60       |             |
| Interior Floor 2    | 4    | CARPET        | RCN                             | 214,650     |             |
| 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         | 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                           | 135,200     |             |
| FBM Sqft            | 456  |               | Dep % Ovr                       |             |             |
| FBM Quality         | 1    |               | Dep Ovr Comment                 |             |             |
| Fireplaces          | 0    |               | 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 |
| 02                                                                 | SHED/FR     |    |          | L   | 90    | 7.48       | 1958   | 50 | 0.00 | FR   | A   | 1.00 | 300        |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 912   |          | 22.86     | 20,846         |  |
| FFL                               | 1ST FLOOR   | 1,008  | 1,008 |          | 114.54    | 115,457        |  |
| TQS                               | 3/4 STORY   | 684    | 912   |          | 85.91     | 78,346         |  |
| Ttl Gross Liv / Lease Area        |             | 1,692  | 2,832 | 1,874    |           | 214,650        |  |

