

Property Location 89 BAYNE ST
Vision ID 814

Account # 836
Map ID 16/ 85/ 28/ /
Bldg # 1

Bldg Name
Sec # 1 of 1
Card # 1 of 1

State Use 101
Print Date 11-03-2020 10:38:00

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
BERGERON MARK R BERGERON LINDA M 89 BAYNE ST EAST LONGMEADOW MA 01028 GIS ID F_378756_2850816		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	115500	115,500														
						RES LAND	101	86400	86,400														
						RESIDNTL.	101	1500	1,500														
		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#																	
						Total		203,400	203,400														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
BERGERON MARK R ROSAZZA		06281	0536	11-06-1986	U	I	113,500		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		03858	0135	10-09-1973	U	I	0		2020	101	109,500	2019	101	106,500	2018	101	98,600						
									101	86,400		101	83,900		101	83,900							
									101	1,500		101	1,500		101	1,500							
		Total						197400		Total		191900		Total		184000							
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) 115,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 86,400 Special Land Value 0 Total Appraised Parcel Value 203,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 203,400														
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		MA															
NOTES																							
SHED EST																							
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									
201903335	12-01-2019	91	INSULATION	4,364	03-19-2015	0	03-19-2015	NVC NVC BLOWN-IN INSULA	03-19-2015			317	15	PERMIT VISIT									
201402339	08-15-2014	25	WINDOWS	6,266		06-04-2013					105	15	PERMIT VISIT										
201202919	08-01-2012	12	REROOF	5,200		01-14-2010					316	15	PERMIT VISIT										
274	11-10-2009	9	ALTERATION	1,352		04-30-2004					317	14	INSPECTED										
									03-31-2004			250	22	MAILER SENT									
									11-28-2003			274	2	MEASURED									
									07-19-1991			181	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				14,424 SF	5.99	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.99	86,400		
Total Card Land Units							0.331	AC	Parcel Total Land Area: 0.3311							Total Land Value							86,400

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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	4	VINYL	Code	Description	
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	4	SOLID WOOD	Adj Base Rate		101.85
Interior Floor 1	4	CARPET	RCN		202,562
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1956
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		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		115,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	274		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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	21	69.00	1988	70	0.00	GD	A	1.00	1,000
02	SHED/FR			L	120	7.48	2013	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		23.64	21,559	
ENCL PORCH		0	96		35.78	3,435	
FFL	1ST FLOOR	912	912		118.46	108,033	
TQS	3/4 STORY	465	620		88.84	55,083	
UTQ	UNFIN TQS	0	155		53.50	8,292	
WDK	WOOD DECK	0	372		16.56	6,160	
Ttl Gross Liv / Lease Area		1,377	3,067	1,710		202,562	

