

Property Location

85 BAYNE ST

Map ID

16/ 86/ 27/ /

Bldg Name

State Use

101

Vision ID

815

Account #

837

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:38:08

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
DONOVAN JOHN E DONOVAN MARY M 85 BAYNE STREET EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	137600	137,600												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	86400	86,400												
										RESIDNTL.	101	400	400												
		SUPPLEMENTAL DATA								Total				224,400		224,400									
GIS ID		F_378764_2850736		Mailed		Alt Prcl ID		Received																	
						SP Permit		NIA																	
						Chapter Land		Field 8																	
						OC Dates		Field 9																	
						In+Ex FY		Field 10																	
						Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
DONOVAN JOHN E BROADWELL MARGARET L, FARRON DONALD S + SANDRA		10565		0541		12-11-1998		U		I		119,000		Year		Code		Assessed		Year		Code		Assessed	
		08200		0015		10-13-1992		U		I		134,000		2020		101		130,500		2019		101		115,300	
		05113		0259		05-28-1981		U		I		0				101		86,400				101		83,900	
																101		400				101		400	
		Total												Total		217300		Total		199600		Total		190900	
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		4,000.00																					
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								137,600							
0001						101		MA		Appraised Xf (B) Value (Bldg)								0							
										Appraised Ob (B) Value (Bldg)								400							
										Appraised Land Value (Bldg)								86,400							
										Special Land Value								0							
										Total Appraised Parcel Value								224,400							
										Valuation Method								C							
										Adjustment															
										Net Total Appraised Parcel Value								224,400							
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											
286	11-18-2009	21	SIDING	13,500				NVC	07-08-2019		1	334	3	MEAS+INSPCTD											
									01-14-2010			316	15	PERMIT VISIT											
									11-28-2003			274	3	MEAS+INSPCTD											
									05-21-1992			170	14	INSPECTED											
									04-27-1992			107	22	MAILER SENT											
									07-19-1991			181	2	MEASURED											
									05-12-1980			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				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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State Use 101
 Print Date 11-03-2020 10:38:09

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		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		98.09	
Interior Floor 1	3	HARDWOOD	RCN		218,349	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1954	
Heat Type	1	FORCED H/A	Effective Year Built		1981	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		37	
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		63	
Extra Kitchens	0		RCNLD		137,600	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	288		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
02	SHED/FR			L	96	7.48	1970	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		22.97	22,053	
EFP	ENCL PORCH	0	96		34.70	3,331	
FFL	1ST FLOOR	960	960		114.86	110,266	
TQS	3/4 STORY	720	960		86.15	82,699	
Ttl Gross Liv / Lease Area		1,680	2,976	1,901		218,349	

