Property Location 58 BAYMOR DR | Map ID 15/ 64/ 23/ / | Bldg Name | State Use 101
Vision ID 441 | Account # 450 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/3/2021 1:12:02 PM

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| MIORANDI FRANKLIN J | | | | |
| MIORANDI GAIL F | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 58 BAYMOR DRIVE | DRAINAGE | | VIEW | COMMUNITY |
| EAST LONGMEADOW MA 01028 | | | | |

GIS ID F_378223_2850931

**SUPPLEMENTAL DATA**

| | |
|---|---|
| Alt Prcl ID | Received |
| SP Permit | NIA |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | Assoc Pid# |

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL. | 101 | 166800 | 166,800 |
| RES LAND | 101 | 91700 | 91,700 |
| RESIDNTL. | 101 | 900 | 900 |
| Total | | 259,400 | 259,400 |

1006
EAST LONGMEADOW

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| MIORANDI FRANKLIN J | 06503 | 0228 | 05-29-1987 | U | I | 119,900 | |
| CASEY | 04525 | 0308 | 12-09-1977 | U | I | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2021 | 101 | 159,700 | 2020 | 101 | 151,200 | 2019 | 101 | 130,600 |
| | 101 | 84,900 | | 101 | 84,900 | | 101 | 82,500 |
| | 101 | 900 | | 101 | 900 | | 101 | 900 |
| | Total | 245,500 | | Total | 237,000 | | Total | 214,000 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | Total | 0.00 |

**OTHER ASSESSMENTS**

| Code | Description | YEAR | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | B | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 101 | MA |

**NOTES**

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised BLDG. Value (Card) | 166,800 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 900 |
| Appraised Land Value (Bldg) | 91,700 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 259,400 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 259,400 |

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 203 | 06-08-2006 | 12 | REROOF | 4,600 | | | | NVC |
| 176 | 08-01-1991 | MN | Manual Note | 21,000 | | | | ADDITION |
| 198 | 07-01-1987 | MN | Manual Note | 3,700 | | | | DORMER |
| 16 | 01-01-1984 | MN | Manual Note | | | | | WOOD STOVE |

**VISIT / CHANGE HISTORY**

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 07-18-2019 | | | 334 | 3 | MEAS+INSPCTD |
| 12-21-2006 | | | 311 | 15 | PERMIT VISIT |
| 12-21-2006 | | | 311 | 15 | PERMIT VISIT |
| 05-01-2004 | | | 319 | 14 | INSPECTED |
| 04-02-2004 | | | 250 | 22 | MAILER SENT |
| 03-10-2004 | | | 311 | 2 | MEASURED |
| 07-24-1991 | | | 131 | 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 | | | | 10,484 | SF | 8.75 | 1.000 | 5 | LAND | 1.00 | MA | 1.00 | | | 0 | | | 1.000 | 8.75 | 91,700 |
| | | | | | | Total Card Land Units | 0.24 | AC | Parcel Total Land Area: | 0.24 | | | | | | | | | | | | Total Land Value | 91,700 |

Property Location 58 BAYMOR DR | Map ID 15/ 64/ 23/ / | Bldg Name | State Use 101
Vision ID 441 | Account # 450 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/3/2021 1:12:02 PM

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 05 | CAPE |
| Model | 01 | RESIDENTIAL |
| Grade | C | AVERAGE |
| Stories | 1.75 | 1 3/4 STORIES |
| Foundation | 2 | CONC BLOCK |
| Exterior Wall 1 | 1 | WOOD SHING |
| Exterior Wall 2 | | |
| Roof Structure | 1 | GABLE |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 2 | PLASTER |
| Interior Wall 2 | | |
| Interior Floor 1 | 3 | HARDWOOD |
| Interior Floor 2 | 4 | CARPET |
| Heat Fuel | 2 | GAS |
| Heat Type | 1 | FORCED H/A |
| AC Type | 03 | FULL |
| Bedrooms | 3 | |
| Full Baths | 2 | |
| Half Baths | 0 | |
| Extra Fixtures | 0 | |
| Total Rooms | 8 | |
| Bath Style | A | AVERAGE |
| Half Bath Style | | |
| Kitchens | 1 | |
| Kitchen Style | A | AVERAGE |
| Extra Kitchens | 0 | |
| Extra Kitchen St | | |
| FBM Sqft | | |
| FBM Quality | | |
| Fireplaces | 1 | |
| WS Flues | | |
| Central Vac | 0 | NO |
| Frame | 1 | WOOD |

## CONSTRUCTION DETAIL (CONTINUED)

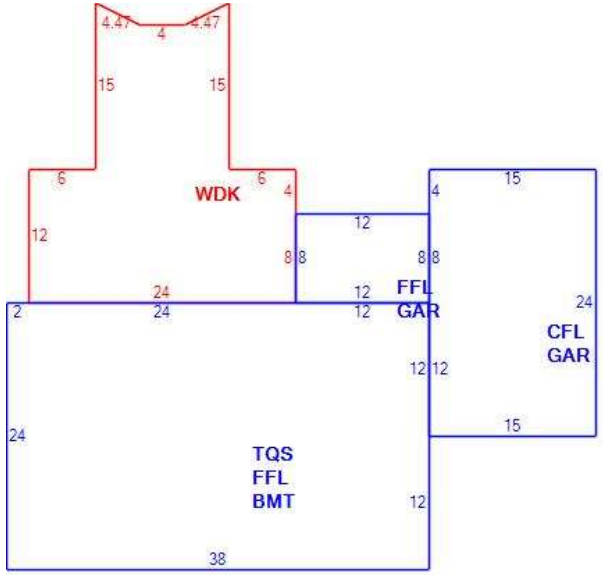
| Element | Cd | Description |
|---|---|---|
| Basement Floor | | |
| Bsmt Garage | | |
| #Heat Sys | 1.00 | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 94.82 |
| RCN | 264,706 |
| Net Other Adj | |
| Year Built | 1958 |
| Effective Year Built | 1981 |
| Depreciation Code | AG |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 37 |
| Functional Obsol | |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Condition | 63 |
| RCNLD | 166,800 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 07 | POOL A-C | OB | Outbuildi | L | 21 | 69.00 | 1990 | 60 | 0.00 | AV | A | 1.00 | 900 |

## BUILDING SUB-AREA SUMMARY SECTION

| Subarea | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 912 | | 21.21 | 19,348 |
| CFL | CATHEDRAL CE | 360 | 360 | | 109.56 | 39,440 |
| FFL | 1ST FLOOR | 1,008 | 1,008 | | 106.31 | 107,158 |
| GAR | GARAGE | 0 | 456 | | 42.43 | 19,348 |
| TQS | 3/4 STORY | 684 | 912 | | 79.73 | 72,714 |
| WDK | WOOD DECK | 0 | 452 | | 14.82 | 6,697 |
| | Ttl Gross Liv / Lease Area | 2,052 | 4,100 | 2,490 | | 264,706 |