

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
DAVIAUX CHRISTINA E CORO SUSAN A 45 BAYNE ST EAST LONGMEADOW MA 01028 GIS ID F_378676_2850001												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	141800		141,800										
												RES LAND		101	91500		91,500										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2600		2,600										
				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		235,900		235,900											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
DAVIAUX CHRISTINA E DAVIAUX CHRISTINA E LIN XIU PING HSBC BANK USA,C/O COUNTRYWIDE HOM MURPHY,ELLEN				24086 0018		08-27-2021		U		I		10		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				21417 0530		10-26-2016		Q		I		193,000		00		2021		101	136,100	2020	101	129,300	2019	101	125,900		
				17014 0326		11-08-2007		U		I		220,000		1S				101	84,700		101	84,700		101	82,200		
				16990 0264		10-25-2007		U		I		205,362		1S				101	2,600		101	1,700		101	1,700		
				16150 0059		08-17-2006		U		I		230,000															
														Total		223,400		Total		215,700		Total		209,800			
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					0.00																						
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name			B			Tracing			Batch																
0001								101			MA																
NOTES																											
																Appraised BLDG. Value (Card)										141,800	
																Appraised Xf (B) Value (Bldg)										0	
																Appraised Ob (B) Value (Bldg)										2,600	
																Appraised Land Value (Bldg)										91,500	
																Special Land Value										0	
Total Appraised Parcel Value										235,900																	
Valuation Method										C																	
Adjustment																											
Net Total Appraised Parcel Value										235,900																	
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							
202102931		09-30-2021		91	INSULATION		7,000	07-07-2020		0	07-07-2020		18' ABOVE GROUND GARAGE		07-07-2020			334	15	PERMIT VISIT							
202001685		05-27-2020		11	POOL		1,299			100					01-19-2017			317	16	FIELDREV CHG							
217		01-01-1985		MN	Manual Note										02-19-2016			317	2	MEASURED							
															04-23-2004			317	14	INSPECTED							
															03-31-2004			250	22	MAILER SENT							
															11-25-2003			274	2	MEASURED							
															07-22-1991			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				9,722 SF	9.41	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.41	91,500						
Total Card Land Units							0.22	AC	Parcel Total Land Area: 0.22							Total Land Value						91,500					

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		1.50	1 1/2 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				104.88		
Interior Floor 1		3	HARDWOOD				RCN				225,013		
Interior Floor 2		4	CARPET				Net Other Adj						
Heat Fuel		2	GAS				Year Built				1955		
Heat Type		1	FORCED H/A				Effective Year Built				1981		
AC Type		03	FULL				Depreciation Code				AG		
Bedrooms		4					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				141,800		
Extra Kitchen St							Dep % Ovr						
FBM Sqft		480					Dep Ovr Comment						
FBM Quality		3					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
19	PATIO			L	140	5.75	1985	50	0.00	FR	F	0.90	400
02	SHED/FR			L	128	7.48	1993	60	0.00	AV	A	1.00	600
19	PATIO			L	408	5.75	1955	30	0.00	PR	A	1.00	700
07	POOL A-C	OB	Outbuildi	L	18	69.00	2020	70	0.00	GD	A	1.00	900
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	960		24.92		23,922		
EFP	ENCL PORCH					0	162		37.69		6,105		
FFL	1ST FLOOR					960	960		124.59		119,608		
GAR	GARAGE					0	312		49.92		15,574		
HST	HALF STORY					480	960		62.30		59,804		
Ttl Gross Liv / Lease Area						1,440	3,354	1,806			225,013		

