

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MCMAHON KELLY J 174 RAYMOND DR HAMPDEN MA 01036 GIS ID F_378695_2849919 Mailed										Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 111200 92100 9700		Assessed 111,200 92,100 9,700		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC												CORNER															
				DRAINAGE				VIEW												COMMUNITY															
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
												Total		213,000		213,000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MCMAHON KELLY J MCMAHON,KELLY J SMITH,PATRICK J MARINO DONNA M, MARINO RICHARD L +,				17765 0502		04-30-2009		U		I		1		1		Year		Code		Assessed		Year		Code		Assessed									
				14156 0473		05-07-2004		U		I		219,000				2021		101		106,500		2020		101		100,800									
				13410 0369		07-23-2003		U		I		180,000						101		85,200				101		85,200									
				10955 0266		10-07-1999		U		I		1		1				101		9,700				101		9,700									
				07741 0512		06-28-1991		U		I		132,500																							
																Total		201,400		Total		195,700		Total		190,400									
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)														111,200			
																		Appraised Xf (B) Value (Bldg)														0			
																		Appraised Ob (B) Value (Bldg)														9,700			
																		Appraised Land Value (Bldg)														92,100			
																		Special Land Value														0			
																		Total Appraised Parcel Value														213,000			
																		Valuation Method														C			
																		Adjustment																	
																		Net Total Appraised Parcel Value														213,000			
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							
229		01-01-1984		MN		Manual Note										GARAGE		09-04-2015 06-30-2004 03-31-2004 11-25-2003 07-22-1991 03-29-1985						317 328 250 274 181 500		3 16 22 2 3 3		MEAS+INSPECTD FIELDREV CHG MAILER SENT MEASURED MEAS+INSPECTD MEAS+INSPECTD							
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				11,240	SF	8.19	1.000	5	LAND	1.00	MA	1.00					0			1.000	8.19		92,100								

Property Location 41 BAYNE ST
Vision ID 717

Account # 739

Map ID 16/ 188/ 12/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/3/2021 1:53:13 PM

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	1	WOOD SHING	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			Adj Base Rate		110.34
Interior Floor 1	4	CARPET	RCN		195,080
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1955
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		111,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	576	28.18	1985	60	0.00	AV	A	1.00	9,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		24.78	22,600	
FFL	1ST FLOOR	912	912		124.18	113,248	
HST	HALF STORY	456	912		62.09	56,624	
OFP	OPEN PORCH	0	96		12.93	1,242	
PAT	PATIO	0	220		6.21	1,366	
Ttl Gross Liv / Lease Area		1,368	3,052	1,571		195,080	

