

Property Location

101 BAYNE ST

Map ID

15/ 49/ 41/ /

Bldg Name

State Use

101

Vision ID

424

Account #

433

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:17:12

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
RIENDEAU LEO A TR						Description	Code	Appraised	Assessed											
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	160100	160,100												
					RES LAND	101	105400	105,400												
					RESIDNTL.	101	7200	7,200												
101 BAYNE ST	DRAINAGE		VIEW	COMMUNITY																
SUPPLEMENTAL DATA																				
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		272,700	272,700											
GIS ID F_378763_2851071																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
RIENDEAU LEO A TR		21109	0595	03-25-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
RIENDEAU LEO A		19949	0458	07-31-2013	Q	I	230,000	00	2022	101	144,600	2021	101	138,700	2020	101	131,500			
THERIEN CYNTHIA K,		11125	0176	06-09-2000	U	I	179,000			101	95,900		101	88,900		101	88,900			
CRAFT GEOFFREY G + JULIE A,		08786	0507	03-30-1994	U	I	145,000			101	7,200		101	7,200		101	7,200			
GOSSELIN RONALD A + ELSIE		03155	0323	11-24-1965	U	I	0													
									Total		247,700	Total		234,800	Total		227,600			
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) 160,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,200 Appraised Land Value (Bldg) 105,400 Special Land Value 0 Total Appraised Parcel Value 272,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 272,700											
Total			0.00																	
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		Tracing		Batch														
0001				101		MA														
NOTES																				
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						
201402092 16	07-03-2014 02-01-1994	25 MN	WINDOWS Manual Note	25,000 600	03-19-2015	100	03-19-2015	NVC WOODSTOVE	03-19-2015			317	15	PERMIT VISIT						
									09-27-2013			317	3	MEAS+INSPCTD						
									05-04-2004			318	14	INSPECTED						
									04-02-2004			250	22	MAILER SENT						
									03-09-2004			311	2	MEASURED						
									01-16-1995			107	15	PERMIT VISIT						
									07-25-1991			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				20,663 SF	5.10	1.000	5	LAND	1.00	MA	1.00			0	1.000	5.1	105,400
Total Card Land Units							0.47	AC	Parcel Total Land Area: 0.47							Total Land Value				105,400

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	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		121.75
Interior Floor 2			RCN		228,748
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1965
AC Type	01	NONE	Effective Year Built		1991
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		160,100
FBM Sqft	384		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
03	GARAGE	OB	Outbuildi	L	308	28.18	1965	60	0.00	AV	A	1.00	5,200
14	SCRN HSE			L	220	14.95	1965	60	0.00	AV	A	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		27.73	26,618	
FFL	1ST FLOOR	960	960		138.64	133,090	
HST	HALF STORY	480	960		69.32	66,545	
OPF	OPEN PORCH	0	72		13.48	970	
PAT	PATIO	0	216		7.06	1,525	
Ttl Gross Liv / Lease Area		1,440	3,168			228,748	

