

Property Location

71 BAYNE ST

Map ID

16/ 182/ 19/ /

Bldg Name

State Use

101

Vision ID

711

Account #

733

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:56:26

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
FOIS MICHAEL FOIS MARIEL 71 BAYNE ST EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed													
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDENTL.	101	202900	202,900														
	DRAINAGE		VIEW	COMMUNITY	RES LAND	101	100600	100,600														
	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		303,500	303,500											
GIS ID		F_378766_2850452																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
FOIS MICHAEL OLIVE PRO LLC DEUTSCHE BANK NATIONAL TRUSTEE COMMISSO FRANK J GARVEY ELLEN M +,	22540	0346	01-30-2019	Q	I	290,000	00	Year	Code	Assessed	Year	Code	Assessed									
	21060	0241	02-11-2016	U	I	160,184	1S	2022	101	183,700	2021	101	176,800									
	21041	0072	01-26-2016	U	I	219,000	1L		101	91,500		101	84,600									
	14836	0336	02-16-2005	U	I	100	1A															
	07782	0087	08-16-1991	U	I	118,000																
								Total		275,200	Total		261,400	Total		234,300						
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												APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)					202,900									
0001				101		MA		Appraised Xf (B) Value (Bldg)					0									
NOTES												Appraised Ob (B) Value (Bldg)					0					
												Appraised Land Value (Bldg)					100,600					
												Special Land Value					0					
												Total Appraised Parcel Value					303,500					
												Valuation Method					C					
												Adjustment										
												Net Total Appraised Parcel Value					303,500					
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								
202202121	06-14-2022	11	POOL	9,199		0		21' AG POOL	06-17-2016			317	15	PERMIT VISIT								
201600462	03-04-2016	4	ADDITION	50,000	06-03-2016	100	06-03-2016	2ND FL DORMER, 1	06-03-2016			317	14	INSPECTED								
									01-31-2014			317	2	MEASURED								
									11-25-2003			274	3	MEAS+INSPCTD								
									07-19-1991			181	3	MEAS+INSPCTD								
									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				9,750 SF	10.32	1.000	5	LAND	1.00	MA	1.00		0		1.000	10.32	100,600		
							Total Card Land Units		0.22	AC	Parcel Total Land Area:		0.22								Total Land Value	100,600

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CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Basement Floor	12	CONCRETE
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		117.24
RCN		263,460
Net Other Adj		
Year Built		1956
Effective Year Built		1998
Depreciation Code		GV
Remodel Rating		03
Year Remodeled		2016
Depreciation %		23
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Condition		77
RCNLD		202,900
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

SUMMARY SECTION				
ng	Gross	Eff Area	Unit Cost	Undeprec Value
0	912		28.67	26,145
912	912		143.65	131,012
684	912		107.74	98,259
0	280		28.73	8,045
1,596	3,016			263,460

