

Property Location

45 BAYNE ST

Map ID

16/ 187/ 13/ /

Bldg Name

State Use

101

Vision ID

716

Account #

738

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:57:09

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
DAVIAUX CHRISTINA E CORO SUSAN A 45 BAYNE ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	158100	158,100												
						RES LAND	101	100600	100,600												
						RESIDNTL.	101	2600	2,600												
		DRAINAGE		VIEW	COMMUNITY																
		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#															
GIS ID F_378676_2850001						Total		261,300	261,300												
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	2022	101	141,800	2021	101	136,100	2020	101	129,300				
		17014	0326	11-08-2007	U	I	220,000	1S		101	91,500		101	84,700		101	84,700				
		16990	0264	10-25-2007	U	I	205,362	1S		101	2,600		101	2,600		101	1,700				
		16150	0059	08-17-2006	U	I	230,000		Total		235,900	Total		223,400	Total		215,700				
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) 158,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,600 Appraised Land Value (Bldg) 100,600 Special Land Value 0 Total Appraised Parcel Value 261,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 261,300												
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							
202102931	09-30-2021	91	INSULATION	7,000		0			07-07-2020			334	15	PERMIT VISIT							
202001685	05-27-2020	11	POOL	1,299	07-07-2020	100	07-07-2020	18' ABOVE GROUND GARAGE	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	10.35	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.35	100,600
Total Card Land Units							0.22	AC	Parcel Total Land Area: 0.22							Total Land Value					100,600

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	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		117.15
Interior Floor 1	3	HARDWOOD	RCN		250,922
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1955
Heat Type	1	FORCED H/A	Effective Year Built		1984
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		158,100
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	Ln	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Val
19	PATIO	OB	Outbuildi	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			L	18	69.00	2020	70	0.00	GD	A	1.00	900

[illegible]