

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
MCMAHON KELLY J 212 AMES RD HAMPDEN MA 01036 GIS ID F_378695_2849919										Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 123400 101300 9700		Assessed 123,400 101,300 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 Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																			
												Total		234,400		234,400																											
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				2022		101		111,200		2021		101		106,500															
				13410		0369		07-23-2003		U		I		180,000						101		92,100				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		213,000		Total		201,400		Total		195,700															
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																											
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int																	
				Total		0.00																																					
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																									
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															
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+INSPCTD FIELDREV CHG MAILER SENT MEASURED MEAS+INSPCTD 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								11,240		SF		9.01		1.000		5		LAND		1.00		MA		1.00				0				1.000		9.01		101,300	
Total Card Land Units														0.26		AC		Parcel Total Land Area: 0.26										Total Land Value										101,300					

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 12/12/2022 12:57:17

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	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	4	CARPET	Adj Base Rate		124.00
Interior Floor 2	3	HARDWOOD	RCN		216,540
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1955
AC Type	03	FULL	Effective Year Built		1978
Bedrooms	4		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		123,400
FBM Sqft			Dep % Ovr		
FBM Quality			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	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		27.51	25,086	
FFL	1ST FLOOR	912	912		137.84	125,706	
HST	HALF STORY	456	912		68.92	62,853	
OFP	OPEN PORCH	0	96		14.36	1,378	
PAT	PATIO	0	220		6.89	1,516	
Ttl Gross Liv / Lease Area		1,368	3,052			216,540	

