

Property Location
Vision ID 726

26 BAYNE ST
Account # 748

Map ID 16/ 196/ 3/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/13/2023 5:32:29 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
FLYNN MICHAEL J FLYNN LINDA M 26 BAYNE ST EAST LONGMEADOW MA 01028 GIS ID F_378568_2849575		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	159200	159,200				
						RES LAND	101	111500	111,500				
						RESIDNTL.	101	1100	1,100				
		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				271,800	271,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FLYNN MICHAEL J DOE CHARLES E JR DOE CHARLES E JR LIFE EST DOE CHARLES E JR		09668	0404	10-30-1996	U	I	127,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09668	0402	10-30-1996	U	I	1		2023	101	145,900	2022	101	130,100	2021	101	124,600
		09169	0227	06-14-1995	U	I	1		101	101,400	101	92,100	101	85,400			
		03208	0215	08-19-1966	U	I	0		101	900	101	900	101	900			
		Total						248,200		Total		223,100		Total		210,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 159,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,100 Appraised Land Value (Bldg) 111,500 Special Land Value 0 Total Appraised Parcel Value 271,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 271,800									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total																	

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name		Tracing		Batch
0001			101		MA

NOTES									
BC CONFIRMS BP202103276 COMP 12/14/21									

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	
202103276	11-23-2021	20	WOOD STOVE	4,616		0		INSTL PELLET INSE	07-08-2019		1	334	3	MEAS+INSPCTD	
201800417	02-07-2018	91	INSULATION	2,300		0		OC 8/21/2006 REPA	12-28-2006			311	15	PERMIT VISIT	
213	06-19-2006	8	RENOVATION	41,280					06-05-2004				319	14	INSPECTED
200	01-01-1982	MN	Manual Note						03-31-2004				250	22	MAILER SENT
									11-25-2003			274	2	MEASURED	
									07-19-1991			181	3	MEAS+INSPCTD	
									02-14-1983			500	1	LEFT NOTICE	

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				11,445 SF	9.74	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.74	111,500		
Total Card Land Units							0.26	AC	Parcel Total Land Area: 0.26							Total Land Value							111,500

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	1.75		1 3/4 STORIES				Units	1					
Foundation	2		CONC BLOCK				MIXED USE						
Exterior Wall 1	3		ALUMINUM				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	1		GABLE								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				124.88		
Interior Floor 1	3		HARDWOOD				RCN				279,382		
Interior Floor 2	6		CERAMIC TL				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1955		
Heat Type	1		FORCED H/A				Effective Year Built				1978		
AC Type	01		NONE				Depreciation Code				AV		
Bedrooms	4						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %				43		
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				57		
Extra Kitchens	0						RCNLD				159,200		
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
02	SHED/FR			L	64	12.00	1970	50	0.00	FR	A	1.00	400
07	POOLA-C	OB	Outbuildi	L	16	69.00	1982	60	0.00	AV	A	1.00	700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	912		27.48		25,060		
EFP	ENCL PORCH					0	96		68.85		6,609		
FFL	1ST FLOOR					912	912		137.69		125,577		
GAR	GARAGE					0	368		55.00		20,241		
OPF	OPEN PORCH					0	28		14.75		413		
TQS	3/4 STORY					684	912		103.27		94,183		
WDK	WOOD DECK					0	264		27.64		7,298		
Ttl Gross Liv / Lease Area						1,596	3,492				279,382		

