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 11/18/2024 7:18:14 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
FOIS MICHAEL				
FOIS MARIEL	TOPO WET	EASEMENT	TRAFFIC	CORNER
71 BAYNE ST				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

1006
EAST LONGMEADOW

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_378766_2850452

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	236500	236,500
RES LAND	101	110700	110,700
RESIDNTL.	101	1000	1,000
		Total	348,200	348,200

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FOIS MICHAEL	22540	0346	01-30-2019	Q	I	290,000	00
OLIVE PRO LLC	21060	0241	02-11-2016	U	I	160,184	1S
DEUTSCHE BANK NATIONAL TRUSTEE	21041	0072	01-26-2016	U	I	219,000	1L
COMMISSO FRANK J	14836	0336	02-16-2005	U	I	100	1A
GARVEY ELLEN M +,	07782	0087	08-16-1991	U	I	118,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	219,700	2023	101	202,900	2022	101	183,700
	101	110,700		101	100,600		101	91,500
	101	1,000						
	Total	331,400		Total	303,500		Total	275,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	236,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	110,700
Special Land Value	0
Total Appraised Parcel Value	348,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	348,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202202121	06-14-2022	11	POOL	9,199	05-05-2023	100	05-05-2023	21' AG POOL
201600462	03-04-2016	4	ADDITION	50,000	06-03-2016	100	06-03-2016	2ND FL DORMER, 1

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-05-2023			425	15	PERMIT VISIT
06-17-2016			317	15	PERMIT VISIT
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	11.35	1.000	5	LAND	1.00	MA	1.00			0			1.000	11.35	110,700
						Total Card Land Units	0.22	AC	Parcel Total Land Area:	0.22												Total Land Value	110,700

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 11/18/2024 7:18:15 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	2	CONC BLOCK
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	6	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft	775	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

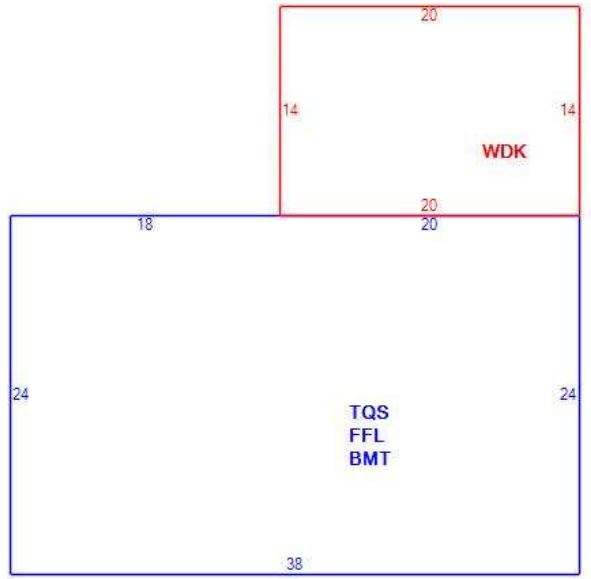
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	141.08
RCN	307,183
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	236,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
07	POOL A-C	OB	Outbuildi	L	21	69.00	2023	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		33.43	30,484
FFL	1ST FLOOR	912	912		167.49	152,754
TQS	3/4 STORY	684	912		125.62	114,566
WDK	WOOD DECK	0	280		33.50	9,380
	Ttl Gross Liv / Lease Area	1,596	3,016			307,183