

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
DAVIAUX CHRISTINA E CORO SUSAN A 45 BAYNE ST EAST LONGMEADOW MA 01028 GIS ID F_378676_2850001 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	206300		206,300									
												RES LAND		101	110600		110,600									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4200		4,200									
SUPPLEMENTAL DATA																										
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY								Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		321,100		321,100										
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	2024	101	171,900	2023	101	158,100	2022	101	141,800					
				17014 0326		11-08-2007		U	I	220,000		1S														
				16990 0264		10-25-2007		U	I	205,362		1S														
				16150 0059		08-17-2006		U	I	230,000			Total	285,800	Total	261,300	Total	235,900								
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) 206,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,200 Appraised Land Value (Bldg) 110,600 Special Land Value 0 Total Appraised Parcel Value 321,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 321,100												
Total																										
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	
B-24-222		04-12-2024		25		WINDOWS		32,938		06-12-2024		100		03-01-2023		REPLACE 19 WIND		06-12-2024					334	15	PERMIT VISIT	
B-23-66		01-30-2023		62		SOLAR		18,518		05-08-2023		100		07-07-2020				07-07-2020					334	15	PERMIT VISIT	
202102931		09-30-2021		91		INSULATION		7,000				0						01-19-2017					317	16	FIELDREV CHG	
202001685		05-27-2020		11		POOL		1,299		07-07-2020		100		07-07-2020		18' ABOVE GROUN		02-19-2016					317	2	MEASURED	
217		01-01-1985		MN		Manual Note										GARAGE		04-23-2004					317	14	INSPECTED	
																		03-31-2004					250	22	MAILER SENT	
																		11-25-2003					274	2	MEASURED	
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		11.38	1.000	5	LAND	1.00	MA	1.00			0			1.000	11.38	110,600		
Total Card Land Units								0.22	AC	Parcel Total Land Area: 0.22				Total Land Value										110,600		

Account # 738

Bldg # 1

Card # 1 of 1

State Use 101
Print Date 11/18/2024 7:19:00 A

CONSTRUCTION DETAIL (CONTINUED)

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	140.98
RCN	294,721
Net Other Adj	
Year Built	1955
Effective Year Built	1991
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	206,300
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)

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		32.07	30,781
EFP	ENCL PORCH	0	162		80.17	12,988
FFL	1ST FLOOR	960	960		160.35	153,935
GAR	GARAGE	0	312		64.24	20,044
HST	HALF STORY	480	960		80.17	76,967
Ttl Gross Liv / Lease Area		1,440	3,354			294,722

