Property Location 34 BAYNE ST | Map ID 16/ 198/ 7/ / | Bldg Name | State Use 101
Vision ID 728 | Account # 750 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/17/2025 10:20:45

CURRENT OWNER

ROBITAILLE MARC J
RYBINSKI ROBBIN
34 BAYNE ST

EAST LONGMEADOW MA 01028

GIS ID F_378546_2849728

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

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#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	232200	232,200
RES LAND	101	111300	111,300
RESIDNTL.	101	6900	6,900
		Total	350,400	350,400

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ROBITAILLE MARC J	07795	0215	08-30-1991	U	I	145,000	1A
ROBITAILLE DONALD B +	03379	0232	11-04-1968	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	211,500	2024	101	196,000	2023	101	180,500
	101	111,300		101	111,300		101	101,200
	101	6,900		101	6,900		101	5,600
	Total	329,700		Total	314,200		Total	287,300

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)	232,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,900
Appraised Land Value (Bldg)	111,300
Special Land Value	0
Total Appraised Parcel Value	350,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	350,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202002224	08-06-2020	21	SIDING	44,274	06-28-2021	100	06-28-2021	
201400554	03-18-2014	91	INSULATION	2,838		100	05-14-2014	NVC
302	12-01-2009	12	REROOF	18,985				
61	03-07-2006	9	ALTERATION	6,000				OC 4/4/2006
210	01-01-1984	MN	Manual Note					RECRM+BATH
166	01-01-1982	MN	Manual Note					MK

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-28-2021			400	15	PERMIT VISIT
07-08-2019			334	2	MEASURED
01-14-2010			316	15	PERMIT VISIT
12-28-2006			311	15	PERMIT VISIT
11-25-2003			274	3	MEAS+INSPCTD
05-05-1992			131	3	MEAS+INSPCTD
04-27-1992			107	22	MAILER SENT

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				11,096	SF	10.03	1.000	5	LAND	1.00	MA	1.00			0			1.000	10.03	111,300
						Total Card Land Units	0.25	AC	Parcel Total Land Area:	0.25												Total Land Value	111,300

Property Location	34 BAYNE ST		Map ID	16/ 198/ 7/ /	Bldg Name		State Use 101
Vision ID 728		Account # 750		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/17/2025 10:20:46

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	2	CLAPBOARD
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	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	01	NONE
Bedrooms	4	
Full Baths	3	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	456	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

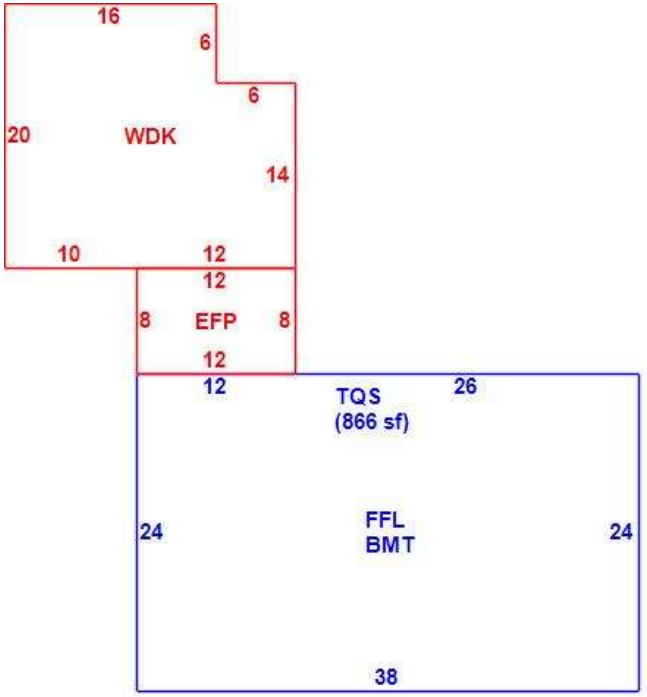
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	155.81
RCN	331,716
Net Other Adj	
Year Built	1955
Effective Year Built	1995
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	232,200
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
02	SHED/FR			L	100	12.00	1985	60	0.00	AV	A	1.00	700
03	GARAGE	OB	Outbuildi	L	240	32.00	1955	60	0.00	AV	A	1.00	4,600
19	PATIO			L	224	8.00	2015	70	0.00	GD	G	1.25	1,600

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		35.34	32,233
EFP	ENCL PORCH	0	96		88.55	8,501
FFL	1ST FLOOR	912	912		177.10	161,519
TQS	3/4 STORY	650	866		132.93	115,118
WDK	WOOD DECK	0	404		35.51	14,345
	Ttl Gross Liv / Lease Area	1,562	3,190			331,716