

Property Location: 18 BAYNE ST
Vision ID: 724

Account #746

MAP ID:16/ 194/ 1/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/26/2014 09:41

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION														
GALLANO KENRIC D GALLANO ANN T 18 BAYNE ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value								
											RESIDENTL.		101						105,100		105,100								
											RES LAND		101						78,500		78,500								
			SUPPLEMENTAL DATA																										
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378582_2849425					Received Prior ID Owner Occ Final Area 1596 Current Ac. .25884 ASSOC PID#																					
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																	
GALLANO KENRIC D SCHNEIDER MALCOLM R, CARROLL,MARY P			18527/ 539 13538/ 427 03067/ 0473		11/01/2010 09/02/2003 10/16/1964		U	I	196,000 155,500 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
												2014	B	98,800		2013	B	101,300		2012	B	109,300							
												2014	L	81,000		2013	L	81,000		2012	L	84,600							
												2014	O	6,200		2013	O	6,200		2012	O	6,200							
												Total:		186,000		Total:		188,500		Total:		200,100							
EXEMPTIONS			OTHER ASSESSMENTS									This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Type	Description		Amount		Code	Description		Number	Amount										Comm. Int.									
			Total:																										
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 105,100 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 5,200 Appraised Land Value (Bldg) 78,500 Special Land Value 0 Total Appraised Parcel Value 188,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 188,800																	
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																		
0001/A								101			MA																		
NOTES												AV FR INT																	
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								
															02/25/2011 06/30/2004 03/31/2004 11/25/2003 07/19/1991				317 328 250 274 181	16 16 22 2 11	FIELDREV CHG FIELDREV CHG MAILER SENT MEASURED ENTRY DENIED								
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value					
1	101	ONE FAM		RC				11,275	SF	6.96	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		6.96	78,500					
Total Card Land Units:										0.26	AC	Parcel Total Land Area:					0.26	AC	Total Land Value:										78,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		
Grade	C-		AVG. (-)	FBM Sqft	638		
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	2						
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	8		PLYWD PANL				
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	3						
Fireplaces	1						

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		
FBM Sqft	638		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	88.12
Replace Cost	159,227
AYB	1954
EYB	1980
Dep Code	AG
Remodel Rating	
Year Remodeled	
Dep %	34
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	66
Apprais Val	105,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

EFP	12	
8		8
	12	
TQS	12	26
FFL		
BMT		
24		24
		38

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
03	GARAGE	OB	Outbuilding	L	308	28.18	1954	A		AV	60	5,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	912		17.58	16,037
EFP	ENCL PORCH	0	96		26.62	2,555
FFL	1ST FLOOR	912	912		88.12	80,363
TQS	3/4 STORY	684	912		66.09	60,272
Ttl. Gross Liv/Lease Area:		1,596	2,832	1,807		159,227

