

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:11/24/2015 17:57

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										
										RESIDENTL.	101	5,200	5,200										
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 Current Ac. ASSOC PID#																	
Total										188,800				188,800									
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		
													2015	101	105,100	2014	B	98,800	2013	B	101,300		
													2015	101	78,500	2014	L	81,000	2013	L	81,000		
													2015	101	5,200	2014	O	6,200	2013	O	6,200		
													Total:			188,800			Total:			186,000	
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			317	16	FIELDREV CHG								
										06/30/2004			328	16	FIELDREV CHG								
										03/31/2004			250	22	MAILER SENT								
										11/25/2003			274	2	MEASURED								
										07/19/1991			181	11	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		NO
Grade	C-		AVG. (-)	FBM Sqft	638		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2	8		PLYWD PANL				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		88.12	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		159,227	
Heat Type	1		FORCED H/A	AYB		1954	
AC Type	03		FULL	EYB		1980	
Bedrooms	3			Dep Code		AG	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		34	
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		66	
Basement Floor	12		CONCRETE	Apprais Val		105,100	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

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

Ttl. Gross Liv/Lease Area:						
		1,596	2,832	1,807		159,227

