

Property Location: 18 BAYNE ST
Vision ID: 724

Account #746

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/06/2018 11:44

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST 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						115,800		115,800	
													RES LAND		101						82,800		82,800	
													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 Field 7 Field 8 Field 9 Field 10 ASSOC PID#											
													Total				203,800		203,800					

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 U U		1 1 1		196,000 155,500 0		V.C.		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value	
																	2018		101		107,600		2017		101		106,200		2016		101		105,100	
																	2018		101		82,800		2017		101		80,800		2016		101		78,500	
																	2018		101		5,200		2017		101		5,200		2016		101		5,200	
																	Total:				195,600		Total:				192,200		Total:				188,800	

EXEMPTIONS					OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value 115,800 0 5,200 82,800 0 203,800 C 0 203,800																	
Year		Type		Description		Amount		Code												Description		Number		Amount		Comm. Int.	
Total:																											

ASSESSING NEIGHBORHOOD													
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		7.34		1.0000		5		1.0000		1.00		MA		1.00					Spec Use		Spec Calc		1.00		7.34		82,800	

Total Card Land Units:					0.26		AC		Parcel Total Land Area:					0.26 AC					Total Land Value:										82,800	
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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:		101.75	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		183,859	
Heat Type	1		FORCED H/A	AYB		1954	
AC Type	03		FULL	EYB		1981	
Bedrooms	3			Dep Code		AG	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		37	
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		63	
Basement Floor	12		CONCRETE	Apprais Val		115,800	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	912		20.31	18,518
EFP	ENCL PORCH	0	96		30.74	2,951
FFL	1ST FLOOR	912	912		101.75	92,794
TQS	3/4 STORY	684	912		76.31	69,596
Ttl. Gross Liv/Lease Area:		1,596	2,832	1,807		183,859

