

Property Location

18 BAYNE ST

Map ID

16/ 194/ 1/ /

Bldg Name

State Use

101

Vision ID

724

Account #

746

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:31:40

|                                                                                  |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
|----------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|------------|-------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|---------|------------------|-------|-----------------|----------|----------|---------------|------------|--------|
| CURRENT OWNER                                                                    |            | TOPO TYPE                                                                  | UTILITY           | STREET     | LOCATION    | CURRENT ASSESSMENT                                              |            |                                                                     |                         | <div>1006</div> <div>EAST LONGMEADOW</div>                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |         |         |                  |       |                 |          |          |               |            |        |
| GALLANO KENRIC D<br>GALLANO ANN T<br>18 BAYNE ST<br><br>EAST LONGMEADOW MA 01028 |            | TOPO WET                                                                   | EASEMENT          | TRAFFIC    | CORNER      | Description                                                     | Code       | Appraised                                                           | Assessed                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
|                                                                                  |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 122300                                                              | 122,300                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
|                                                                                  |            |                                                                            |                   |            |             | RES LAND                                                        | 101        | 85200                                                               | 85,200                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
|                                                                                  |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 5900                                                                | 5,900                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
|                                                                                  |            | DRAINAGE                                                                   |                   | VIEW       | COMMUNITY   |                                                                 |            |                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
|                                                                                  |            | SUPPLEMENTAL DATA                                                          |                   |            |             |                                                                 |            |                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
|                                                                                  |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                   |            |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
| GIS ID F_378582_2849425                                                          |            |                                                                            |                   |            |             | Total                                                           |            |                                                                     |                         | 213,400                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 213,400  |         |         |                  |       |                 |          |          |               |            |        |
| RECORD OF OWNERSHIP                                                              |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U        | V/I         | SALE PRICE                                                      | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
| GALLANO KENRIC D<br>SCHNEIDER MALCOLM R,<br>CARROLL,MARY P                       |            | 18527                                                                      | 0539              | 11-01-2010 | U           | I                                                               | 196,000    |                                                                     | Year                    | Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessed | Year    | Code    | Assessed         | Year  | Code            | Assessed |          |               |            |        |
|                                                                                  |            | 13538                                                                      | 0427              | 09-02-2003 | U           | I                                                               | 155,500    |                                                                     | 2019                    | 101                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 115,800  | 2018    | 101     | 107,600          | 2017  | 101             | 106,200  |          |               |            |        |
|                                                                                  |            | 03067                                                                      | 0473              | 10-16-1964 | U           | I                                                               | 0          |                                                                     |                         | 101                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 82,800   |         | 101     | 82,800           |       | 101             | 80,800   |          |               |            |        |
|                                                                                  |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                         | 101                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 5,200    |         | 101     | 5,200            |       | 101             | 5,200    |          |               |            |        |
|                                                                                  |            | Total                                                                      |                   |            |             |                                                                 |            | Total                                                               |                         | 203800                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Total    |         | 195600  | Total            |       | 192200          |          |          |               |            |        |
| EXEMPTIONS                                                                       |            |                                                                            | OTHER ASSESSMENTS |            |             |                                                                 |            | This signature acknowledges a visit by a Data Collector or Assessor |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
| Year                                                                             | Code       | Description                                                                | Amount            | Code       | Description | YEAR                                                            | Amount     |                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          | Comm Int |               |            |        |
|                                                                                  |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
| Total                                                                            |            |                                                                            | 0.00              |            |             |                                                                 |            |                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
| ASSESSING NEIGHBORHOOD                                                           |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                         | <div>Appraised BLDG. Value (Card)</div> <div>122,300</div> <div>Appraised Xf (B) Value (Bldg)</div> <div>0</div> <div>Appraised Ob (B) Value (Bldg)</div> <div>5,900</div> <div>Appraised Land Value (Bldg)</div> <div>85,200</div> <div>Special Land Value</div> <div>0</div> <div>Total Appraised Parcel Value</div> <div>213,400</div> <div>Valuation Method</div> <div>C</div> <div>Adjustment</div> <div></div> <div>Net Total Appraised Parcel Value</div> <div>213,400</div> |          |         |         |                  |       |                 |          |          |               |            |        |
| Nbhd                                                                             | Nbhd Name  | B                                                                          | Tracing           | Batch      |             |                                                                 |            |                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         |         |                  |       |                 |          |          |               |            |        |
| 0001                                                                             |            |                                                                            | 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   |       |                 |          |          |               |            |        |
|                                                                                  |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 07-08-2019              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1        | 334     | 3       | MEAS+INSPCTD     |       |                 |          |          |               |            |        |
|                                                                                  |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 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     |       |                 |          |          |               |            |        |
|                                                                                  |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 05-29-1980              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          | 500     | 3       | MEAS+INSPCTD     |       |                 |          |          |               |            |        |
| 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                |            |             |                                                                 | 11,275 SF  | 7.56                                                                | 1.000                   | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | LAND     | 1.00    | MA      | 1.00             |       |                 | 0        |          | 1.000         | 7.56       | 85,200 |
| Total Card Land Units                                                            |            |                                                                            |                   |            |             |                                                                 | 0.259      | AC                                                                  | Parcel Total Land Area: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |         | 0.2588  | Total Land Value |       |                 |          |          |               |            | 85,200 |

Property Location 18 BAYNE ST  
Vision ID 724

Account # 746

Map ID 16/ 194/ 1/ /  
Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 1

State Use 101  
Print Date 12/18/2019 10:31:40

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|---------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description   | Element                         | Cd          | Description |
| Style               | 05   | CAPE          | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL   | Bsmt Garage                     |             |             |
| Grade               | C    | AVERAGE       | #Heat Sys                       | 1.00        |             |
| Stories             | 1.75 | 1 3/4 STORIES | Units                           | 1           |             |
| Foundation          | 2    | CONC BLOCK    | MIXED USE                       |             |             |
| Exterior Wall 1     | 2    | CLAPBOARD     | Code                            | Description |             |
| Exterior Wall 2     |      |               | 101                             | ONE FAM     | Percentage  |
| Roof Structure      | 1    | GABLE         |                                 |             | 100         |
| Roof Cover          | 1    | ASPHALT SH    |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL       |                                 |             | 0           |
| Interior Wall 2     | 8    | PLYWD PANL    | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 3    | HARDWOOD      | Adj Base Rate                   | 93.86       |             |
| Interior Floor 2    |      |               | RCN                             | 194,199     |             |
| Heat Fuel           | 2    | GAS           | Net Other Adj                   |             |             |
| Heat Type           | 1    | FORCED H/A    | Year Built                      | 1954        |             |
| AC Type             | 01   | NONE          | Effective Year Built            | 1981        |             |
| Bedrooms            | 3    |               | Depreciation Code               | AG          |             |
| Full Baths          | 2    |               | Remodel Rating                  |             |             |
| Half Baths          | 0    |               | Year Remodeled                  |             |             |
| Extra Fixtures      | 0    |               | Depreciation %                  | 37          |             |
| Total Rooms         | 6    |               | Functional Obsol                |             |             |
| Bath Style          | A    | AVERAGE       | External Obsol                  |             |             |
| Half Bath Style     |      |               | Cost Trend Factor               | 1           |             |
| Kitchens            | 1    |               | Condition                       |             |             |
| Kitchen Style       | A    | AVERAGE       | % Complete                      |             |             |
| Extra Kitchens      | 0    |               | Overall % Condition             | 63          |             |
| Extra Kitchen St    |      |               | RCNLD                           | 122,300     |             |
| FBM Sqft            |      |               | Dep % Ovr                       |             |             |
| FBM Quality         |      |               | Dep Ovr Comment                 |             |             |
| Fireplaces          | 1    |               | Misc Imp Ovr                    |             |             |
| WS Flues            |      |               | Misc Imp Ovr Comment            |             |             |
| Central Vac         | 0    | NO            | Cost to Cure Ovr                |             |             |
| Frame               | 1    | WOOD          | 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 |
| 03                                                                 | GARAGE      | OB | Outbuildi | L   | 308   | 28.18      | 1954   | 60 | 0.00 | AV   | A   | 1.00 | 5,200      |
| 08                                                                 | POOLA-O     |    |           | L   | 16    | 69.00      | 2015   | 60 | 0.00 | AV   | A   | 1.00 | 700        |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 912   |          | 21.44     | 19,549         |  |
| EFB                               | ENCL PORCH  | 0      | 96    |          | 32.45     | 3,115          |  |
| FFL                               | 1ST FLOOR   | 912    | 912   |          | 107.41    | 97,959         |  |
| OPF                               | OPEN PORCH  | 0      | 12    |          | 8.95      | 107            |  |
| TQS                               | 3/4 STORY   | 684    | 912   |          | 80.56     | 73,469         |  |
| Ttl Gross Liv / Lease Area        |             | 1,596  | 2,844 | 1,808    |           | 194,199        |  |

