

State Use 101
Print Date 12/12/2022 3:17:59 P

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
GALGANO RAYMOND J 40 RANKIN AV EAST LONGMEADOW MA 01028 GIS ID F_382130_2851113 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	235800		235,800								
												RES LAND		101	103600		103,600								
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	2300		2,300								
				SUPPLEMENTAL DATA																					
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
									Total					341,700			341,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
GALGANO RAYMOND J PRATTE STEVEN L FERRI-MAJEWSKI ANN H FERRI ANN H LE CHRISTOPHER M + MATT FERRI ANN H,				23581	0112	12-09-2020	Q	I	328,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				20347	0349	07-11-2014	Q	I	210,000		00	2022	101	210,200	2021	101	168,000	2020	101	159,300					
				20347	0345	07-11-2014	U	I	1		1A		101	94,100		101	87,200		101	87,200					
				15679	0266	02-01-2006	U	I	1		1A		101	2,300		101	2,300		101	2,300					
				04415	0205	05-02-1977	U	I	0				Total	306,600	Total	257,500	Total	248,800							
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									APPROAISED VALUE SUMMARY											
Nbhd		Nbhd Name						Tracing			Batch			Appraised BLDG. Value (Card)						235,800					
0001								101			MA			Appraised Xf (B) Value (Bldg)						0					
NOTES																Appraised Ob (B) Value (Bldg)						2,300			
																Appraised Land Value (Bldg)						103,600			
																Special Land Value						0			
																Total Appraised Parcel Value						341,700			
																Valuation Method						C			
																Adjustment									
																Net Total Appraised Parcel Value						341,700			
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						
201802599 110		08-09-2018 05-12-2000		7 4	REMODEL ADDITION		9,786 25,000	05-22-2019	100	05-22-2019		11X12 FIN BMT W/S FMLY RM & BTHRM		02-02-2021 05-22-2019 09-19-2014 05-10-2007 03-22-2004 10-03-2003 01-29-2001			400 334 317 311 250 274 247	16 15 3 14 22 2 15	FIELDREV CHG PERMIT VISIT MEAS+INSPECTD INSPECTED MAILER SENT MEASURED PERMIT VISIT						
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				16,575 SF		6.25	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.25	103,600		
Total Card Land Units								0.38 AC	Parcel Total Land Area: 0.38								Total Land Value								103,600

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		109.53
Interior Floor 1	3	HARDWOOD	RCN		306,187
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1940
Heat Type	3	FORCED H/W	Effective Year Built		1998
AC Type	02	PARTIAL	Depreciation Code		GV
Bedrooms	3		Remodel Rating		03
Full Baths	2		Year Remodeled		2018
Half Baths			Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		235,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	240		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
2	GAZEBO			L	92	18.00	2002	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	60	7.48	2015	60	0.00	AV	A	1.00	300
07	POOL A-C	OB	Outbuildi	L	20	69.00	2015	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,220		27.10	33,057
EFP	ENCL PORCH	0	100		67.74	6,774
FFL	1ST FLOOR	1,220	1,220		135.48	165,287
GAR	GARAGE	0	360		54.19	19,509
HST	HALF STORY	508	1,016		67.74	68,824
WDK	WOOD DECK	0	468		27.21	12,735
Totl Gross Liv / Lease Area		1,728	4,384			306,187

