

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
GALGANO RAYMOND J 40 RANKIN AV EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	256900	256,900	
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	113900	113,900	
						RESIDNTL.	101	2500	2,500	
SUPPLEMENTAL DATA						Total		373,300	373,300	
GIS ID F_382130_2851113		Mailed		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GALGANO RAYMOND J		23581	0112	12-09-2020	Q	I	328,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PRATTE STEVEN L		20347	0349	07-11-2014	Q	I	210,000	00	2023	101	235,800	2022	101	210,200	2021	101	168,000
FERRI-MAJEWSKI ANN H		20347	0345	07-11-2014	U	I	1	1A		101	103,600		101	94,100		101	87,200
FERRI ANN H LE CHRISTOPHER M + MATT		15679	0266	02-01-2006	U	I	1	1A		101	2,300		101	2,300		101	2,300
FERRI ANN H,		04415	0205	05-02-1977	U	I	0		Total		341,700	Total		306,600	Total		257,500

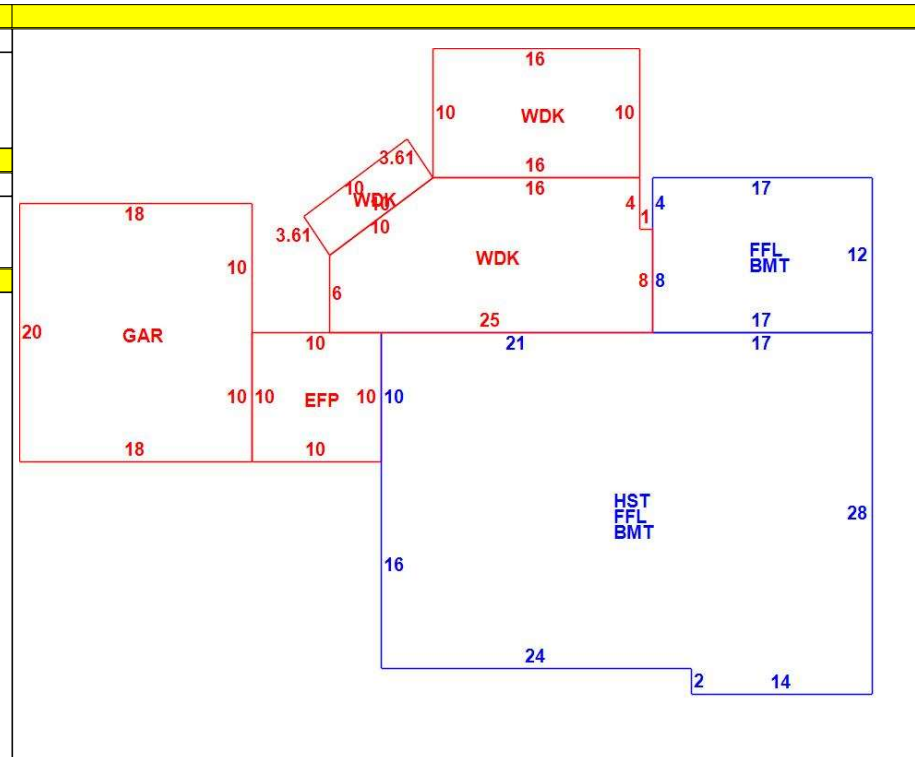
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int										
Total																		

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)			256,900
0001			101		MA		Appraised Xf (B) Value (Bldg)			0
							Appraised Ob (B) Value (Bldg)			2,500
							Appraised Land Value (Bldg)			113,900
							Special Land Value			0
							Total Appraised Parcel Value			373,300
							Valuation Method			C
							Adjustment			
							Net Total Appraised Parcel Value			373,300

NOTES										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	08-09-2018	7	REMODEL	9,786	05-22-2019	100	05-22-2019	11X12 FIN BMT W/S	02-02-2021			400	16	FIELDREV CHG
										110	05-12-2000	4	ADDITION	25,000				FMLY RM & BTHRM	05-22-2019			334	15	PERMIT VISIT
																			09-19-2014			317	3	MEAS+INSPCTD
																			05-10-2007			311	14	INSPECTED
																			03-22-2004			250	22	MAILER SENT
																			10-03-2003			274	2	MEASURED
																			01-29-2001			247	15	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	6.87	1.000	5	LAND	1.00	MA	1.00		0			1.000	6.87	113,900	
Total Card Land Units							0.38	AC	Parcel Total Land Area:				0.38								Total Land Value	113,900

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		120.67
Interior Floor 1	3	HARDWOOD	RCN		333,629
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		256,900
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	20.00	2002	60	0.00	AV	A	1.00	1,100
02	SHED/FR			L	60	12.00	2015	60	0.00	AV	A	1.00	400
07	POOLA-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		29.52	36,020	
EFP	ENCL PORCH	0	100		73.81	7,381	
FFL	1ST FLOOR	1,220	1,220		147.62	180,101	
GAR	GARAGE	0	360		59.05	21,258	
HST	HALF STORY	508	1,016		73.81	74,993	
WDK	WOOD DECK	0	468		29.65	13,877	
Ttl Gross Liv / Lease Area		1,728	4,384			333,629	

