

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	278000		278,000										
												RES LAND		101	113900		113,900										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2500		2,500										
				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#																							
GIS ID F_382130_2851113										Total		394,400		394,400													
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		2024		101	256,900	2023		101	235,800	2022		101	210,200
				20347 0345		07-11-2014		U		I		1		1A				101	113,900			101	103,600			101	94,100
				15679 0266		02-01-2006		U		I		1		1A				101	2,500			101	2,300			101	2,300
				04415 0205		05-02-1977		U		I		0															
														Total		373,300		Total		341,700		Total		306,600			
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																											
Nbhd			Nbhd Name						Tracing			Batch															
0001									101			MA															
NOTES																											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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	131.80	
Interior Floor 1	3	HARDWOOD	RCN	361,047	
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	278,000	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	240		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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		31.95	38,980
EFP	ENCL PORCH	0	100		79.88	7,988
FFL	1ST FLOOR	1,220	1,220		159.76	194,901
GAR	GARAGE	0	360		63.90	23,005
HST	HALF STORY	508	1,016		79.88	81,156
WDK	WOOD DECK	0	468		32.09	15,017
Ttl Gross Liv / Lease Area		1,728	4,384			361,047

