

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	306200			306,200									
												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		422,600			422,600										
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		2025		101	278,000	2024	101	256,900	2023	101	235,800		
				20347 0345		07-11-2014		U		I		1		1A				101	113,900		101	113,900		101	103,600		
				15679 0266		02-01-2006		U		I		1		1A				101	2,500		101	2,500		101	2,300		
				04415 0205		05-02-1977		U		I		0															
														Total		394,400		Total		373,300		Total		341,700			
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																											

Account # 1751

Bldg # 1

Card # 1 of 1

State Use 101
Print Date 11/19/2025 10:34:00

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Central Vac	0	NO CONCRETE
Basement Floor	12	
Bsmt Garage		
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate		146.66
RCN		397,653
Net Other Adj		
Year Built		1940
Effective Year Built		2002
Depreciation Code		GV
Remodel Rating		03
Year Remodeled		2018
Depreciation %		23
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		77
RCNLD		306,200
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

7. XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Val
0.00	2002	60	0.00	AV	A	1.00	1,100
2.00	2015	60	0.00	AV	A	1.00	400
9.00	2015	70	0.00	GD	A	1.00	1,000

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	1,220		35.19	42,932
0	100		87.98	8,798
1,220	1,220		175.95	214,662
0	360		70.38	25,337
508	1,016		87.98	89,384
0	468		35.34	16,540
1,728	4,384			397,653

