

Property Location: 34 RANKIN AV
Vision ID: 1713

Account #1749

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/26/2014 14:51

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
SHEA MICHAEL W 34 RANKIN AVE EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	91,500	91,500		
						RES LAND	101	79,400	79,400		
						RESIDENTL.	101	700	700		
SUPPLEMENTAL DATA						Total				171,600	171,600
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382146_2850959			Received Prior ID Owner Occ Y Final Area 1344 Current Ac. .32197 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
SHEA MICHAEL W JOHNSON PHILIP J + DALE E, HEATHCOTE EDITH		11191/ 489 07540/ 0187 01713/ 0236	05/11/2000 09/05/1990 05/16/1941	U U U	I I I	120,000 125,500 0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2014	B	90,800	2013	B	96,000	2012	B	100,400
								2014	L	82,000	2013	L	82,000	2012	L	85,600
								2014	O	600	2013	O	600	2012	O	600
								Total:		173,400	Total:	178,600	Total:	186,600		

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

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

BATH REMOD 1992
SHED EST FIELD CHANGE

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	
260	08/17/2007	17	DECK	5,000		0		18X24'	02/04/2008 04/13/2004 03/22/2004 10/03/2003 07/30/1992			317 319 AO 274 131	15 14 22 2 14	PERMIT VISIT INSPECTED MAILER SENT MEASURED INSPECTED	

LAND LINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value		
1	101	ONE FAM	RC				14,025 SF	5.66	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	5.66	79,400	
Total Card Land Units:			0.32	AC	Parcel Total Land Area:			0.32	AC			Total Land Value:										79,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft				
Stories	2.00		2 Story	Int vs Ext	S			
Foundation	2		CONC BLOCK	MIXED USE				
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				91.85
Interior Floor 2								
Heat Fuel	1		OIL					
Heat Type	5		STEAM					
AC Type	01		NONE					
Bedrooms	3			Replace Cost				150,079
Full Baths	1			AYB				1941
Half Baths	1			EYB				1975
Extra Fixtures	0			Dep Code				AV
Total Rooms	6			Remodel Rating				
Bath Style	A		AVERAGE	Year Remodeled				
Kitchen Style	F		FAIR	Dep %				39
Kitchens	1			Functional Obslnc				
Extra Kitchens	0			External Obslnc				
Frame	1	WOOD	Cost Trend Factor				1	
Basement Floor	12		Condition					
Bsmt Garage			% Complete					
Units	1		Overall % Cond				61	
WS Flues			Apprais Val				91,500	
FBM Quality			Dep % Ovr				0	
Fireplaces	1		Dep Ovr Comment					
			Misc Imp Ovr				0	
			Misc Imp Ovr Comment					
			Cost to Cure Ovr				0	
			Cost to Cure Ovr Comment					

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
19	PATIO			L	100	5.75	1998	F		AV	60	300
02	SHED/FR			L	80	7.48	2014	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	672		18.31	12,308
FFL	1ST FLOOR	672	672		91.85	61,722
GAR	GARAGE	0	240		36.74	8,817
OPF	OPEN PORCH	0	122		9.03	1,102
SFL	2ND FLOOR	672	672		91.85	61,722
WDK	WOOD DECK	0	346		12.74	4,409
Ttl. Gross Liv/Lease Area:		1,344	2,724	1,634		150,079

