Property Location: 40 RANKIN AV | **MAP ID:** 26/ 104/ 0/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 1715 | **Account #** 1751 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/26/2014 14:51

CURRENT OWNER

FERRI ANN H LE CHRISTOPHER M + M
FERRI COLLEEN A + DAIGLE J L
40 RANKIN AVE

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ Y
OC Dates	Final Area 1728
In+Ex FY	Current Ac. .38051
Mailed	
GIS ID: F_382130_2851113	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	132,700	132,700
RES LAND	101	80,200	80,200
RESIDNTL.	101	1,000	1,000
		Total	213,900	213,900

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PRATTE STEVEN L	20347/ 349	07/11/2014	Q	I	210,000	00
FERRI-MAJEWSKI ANN H	20347/ 345	07/11/2014	U	I	1	1A
FERRI ANN H LE CHRISTOPHER M + MATTHEW H	15679/ 266	02/01/2006	U	I	1	A
FERRI ANN H,	04415/ 0205	05/02/1977	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	131,700	2013	B	130,300	2012	B	139,400
2014	L	82,800	2013	L	82,800	2012	L	86,500
2014	O	2,100	2013	O	2,100	2012	O	2,100
	Total:	216,600		*Total:*	215,200		*Total:*	228,000

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	132,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,000
Appraised Land Value (Bldg)	80,200
Special Land Value	0
Total Appraised Parcel Value	213,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	213,900

ASSESSING NEIGHBORHOOD

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

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
110	05/12/2000	4	ADDITION	25,000		0		FMLY RM & BTHRM

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
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 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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				16,575	SF	4.84	1.0000	5	1.0000	1.00	MA	1.00				1.00	4.84	80,200

Total Card Land Units: 0.38 AC | **Parcel Total Land Area:** 0.38 AC | **Total Land Value:** 80,200

Property Location: 40 RANKIN AV **MAP ID:** 26/ 104/ 0/ / **Bldg Name:** **State Use:** 101

Vision ID: 1715 **Account #**1751 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/26/2014 14:51

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.50		1 1/2 Stories
Foundation	2		
Exterior Wall 1	3		ALUMINUM
Exterior Wall 2	4		VINYL
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2	8		PLYWD PANL
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	2		GAS
Heat Type	3		FORCED H/W
AC Type	03		FULL
Bedrooms	3		
Full Baths	1		
Half Baths	1		
Extra Fixtures	0		
Total Rooms	7		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

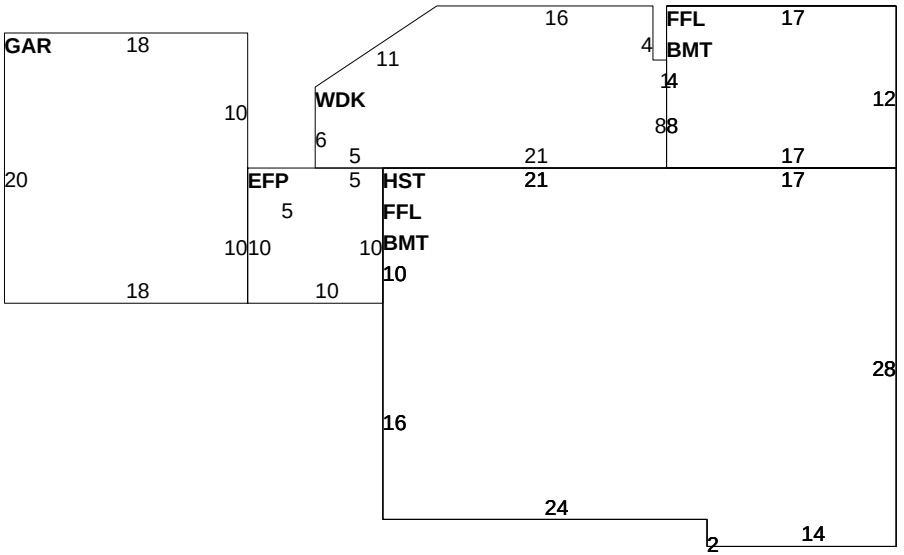
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	83.18
Replace Cost	181,747
AYB	1940
EYB	1987
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	73
Apprais Val	132,700
Dep % Ovr	0
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
14	SCRN HSE			L	80	14.95	2002	G		GD	70	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,220		16.64	20,296
EFP	ENCL PORCH	0	100		24.95	2,495
FFL	1ST FLOOR	1,220	1,220		83.18	101,479
GAR	GARAGE	0	360		33.27	11,978
HST	HALF STORY	508	1,016		41.59	42,255
WDK	WOOD DECK	0	281		11.54	3,244
	Ttl. Gross Liv/Lease Area:	1,728	4,197	2,185		181,747