Property Location: 27 RANKIN AV | **MAP ID:** 27/ 65/ 0/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 2038 | **Account #** 2075 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/26/2014 16:13

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SMITH JONATHAN K SMITH TINA A 27 RANKIN AVE EAST LONGMEADOW, MA 01028 Additional Owners:		1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ Y
OC Dates	Final Area 1783
In+Ex FY	Current Ac. .36988
Mailed	
GIS ID: F_382409_2850901	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	106,000	106,000
RES LAND	101	80,100	80,100
RESIDNTL.	101	300	300
Total		186,400	186,400

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SMITH JONATHAN K	10014/ 0049	09/30/1997	U	I	133,500	
NOSSAL PETER C	03267/ 0029	06/26/1967	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	102,700	2013	B	108,400	2012	B	117,300
2014	L	82,700	2013	L	82,700	2012	L	86,300
2014	O	500	2013	O	500	2012	O	500
	Total:	185,900		Total:	191,600		Total:	204,100

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)	106,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	300
Appraised Land Value (Bldg)	80,100
Special Land Value	0
Total Appraised Parcel Value	186,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	186,400

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
192	01/01/1984	MN	Manual Note	0		0		SHED

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/03/2003			274	2	MEASURED
07/18/1998			232	3	MEAS+INSPCTD
02/04/1992			131	3	MEAS+INSPCTD
01/17/1992			107	22	MAILER SENT
02/22/1985			500	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				16,112	SF	4.97	1.0000	5	1.0000	1.00	MA	1.00				1.00	4.97	80,100

Total Card Land Units: 0.37 AC | Parcel Total Land Area: 0.37 AC | Total Land Value: 80,100

Property Location: 27 RANKIN AV **MAP ID:** 27/ 65/ 0/ / **Bldg Name:** **State Use:** 101

Vision ID: 2038 **Account #** 2075 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/26/2014 16:13

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.75		1 3/4 Stories
Foundation	2		CONC BLOCK
Exterior Wall 1	1		WOOD SHING
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2			
Heat Fuel	1		OIL
Heat Type	3		FORCED H/W
AC Type	01		NONE
Bedrooms	2		
Full Baths	3		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	6		
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)

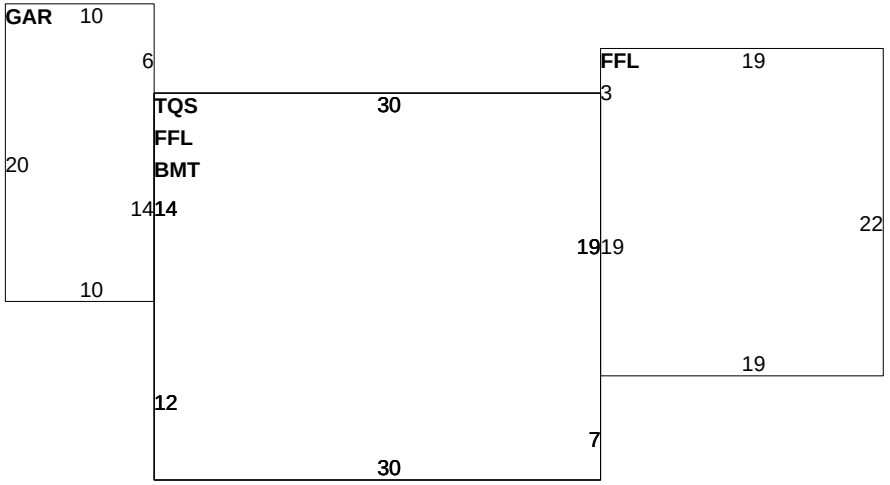
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	1		YES
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	86.05
Replace Cost	173,743
AYB	1939
EYB	1975
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	39
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	61
Apprais Val	106,000
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
02	SHED/FR			L	64	7.48	2002	A		GD	70	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	780		17.21	13,424
FFL	1ST FLOOR	1,198	1,198		86.05	103,093
GAR	GARAGE	0	200		34.42	6,884
TQS	3/4 STORY	585	780		64.54	50,342
	Ttl. Gross Liv/Lease Area:	1,783	2,958	2,019		173,743