

Property Location: 25 RANKIN AV
Vision ID: 2039

Account #2076

MAP ID:27/ 66/ 0/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/26/2014 16:13

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
PARK HYUN JUNG 25 RANKIN AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						121,700		121,700							
											RES LAND		101						81,100		81,100							
											RESIDENTL.		101		400		400											
SUPPLEMENTAL DATA																												
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382429_2850826				Received Prior ID Owner Occ Final Area 1532 Current Ac. .43485 ASSOC PID#																					
Total											203,200							203,200										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
PARK HYUN JUNG LE CLERC,ELIZABETH A LECLERC WILLIAM C SR,				18349/ 570 10860/ 175 04258/ 0101		06/23/2010 07/26/1999 04/27/1976		U	I	212,500 1 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2014	B	121,400		2013	B	124,900		2012	B	134,200					
													2014	L	83,600		2013	L	83,600		2012	L	87,300					
													2014	O	400		2013	O	400		2012	O	400					
													Total:		205,400		Total:		208,900		Total:		221,900					
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																												
FAMILY ROOM IN BMT														Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value										121,700 0 400 81,100 0 203,200 C 0 203,200				
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							
295		01/01/1986		MN	Manual Note		0			0			SHED		03/04/2011 03/22/2004 10/03/2003 02/06/1992 01/17/1992				317 250 274 105 107	16 22 2 3 22	FIELDREV CHG MAILER SENT MEASURED MEAS+INSPCTD MAILER SENT							
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				18,942	SF	4.28	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		4.28	81,100				
Total Card Land Units:								0.43	AC	Parcel Total Land Area:								0.43	AC	Total Land Value:								81,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft	819			
Stories	1.75		1 3/4 Stories	Int vs Ext	A			
Foundation	2		MIXED USE					
Exterior Wall 1	4		VINYL	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	4		CARPET	Adj. Base Rate:				98.43
Interior Floor 2								
Heat Fuel	1		OIL					
Heat Type	5		STEAM					
AC Type	03		Full					
Bedrooms	3				Replace Cost	184,449		
Full Baths	2				AYB	1940		
Half Baths	1				EYB	1980		
Extra Fixtures	0				Dep Code	AG		
Total Rooms	6				Remodel Rating			
Bath Style	A			AVERAGE	Year Remodeled			
Kitchen Style	A			AVERAGE	Dep %	34		
Kitchens	1			WOOD	Functional Obslnc			
Extra Kitchens	0				External Obslnc			
Frame	1	Cost Trend Factor			1			
Basement Floor	12	Condition						
Bsmt Garage		% Complete						
Units	1	Overall % Cond			66			
WS Flues	1	Apprais Val			121,700			
FBM Quality	3	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
02	SHED/FR			L	80	7.48	1986	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,024		19.70	20,177
EFP	ENCL PORCH	0	170		29.53	5,020
FFL	1ST FLOOR	1,049	1,049		98.43	103,248
GAR	GARAGE	0	216		39.19	8,465
TQS	3/4 STORY	483	644		73.82	47,539
Ttl. Gross Liv/Lease Area:		1,532	3,103	1,874		184,449

