Property Location: 13 RANKIN AV | **MAP ID:** 27/ 69/ 0/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 2042 | **Account #** 2079 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/26/2014 16:14

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
LANGEVIN JUDY LANGEVIN JOHN E 13 RANKIN AVE EAST LONGMEADOW, MA 01028 Additional Owners:		1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area 1457
In+Ex FY	Current Ac. .67
Mailed	
GIS ID: F_382492_2850596	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	87,700	87,700
RES LAND	101	84,300	84,300
RESIDNTL.	101	19,800	19,800
		Total	191,800	191,800

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LANGEVIN JUDITH B	20343/ 536	07/08/2014	U	I	100	1A
LANGEVIN JUDY	16330/ 378	11/15/2006	U	I	100	A
BAHLIN PAUL A,LIFE ESTATE	11639/ 136	05/14/2001	U	I	1	A
BAHLIN PAUL A + RUBY M,	05563/ 0016	01/31/1984	U	I	0	A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	79,500	2013	B	90,200	2012	B	94,300
2014	L	87,100	2013	L	87,100	2012	L	91,000
2014	O	18,800	2013	O	18,900	2012	O	19,100
	Total:	185,400		*Total:*	196,200		*Total:*	204,400

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)	87,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	19,800
Appraised Land Value (Bldg)	84,300
Special Land Value	0
Total Appraised Parcel Value	191,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**191,800**

ASSESSING NEIGHBORHOOD

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

NOTES

OFP TO OSP FIELD CHANGE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
215	06/20/2006	4	ADDITION	50,000		0		FAM RM & BD RM-INSI

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/01/2007			311	2	MEASURED
02/01/2007			311	2	MEASURED
04/28/2004			317	14	INSPECTED
03/18/2004			250	22	MAILER SENT
10/02/2003			274	2	MEASURED

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				29,185	SF	2.89	1.0000	5	1.0000	1.00	MA	1.00				1.00	2.89	84,300

Total Card Land Units:	0.67	AC	Parcel Total Land Area:	0.67 AC	Total Land Value:	84,300

Property Location: 13 RANKIN AV **MAP ID:** 27/ 69/ 0/ / **Bldg Name:** **State Use:** 101

Vision ID: 2042 **Account #** 2079 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/26/2014 16:14

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	02		BUNGALOW
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 Story
Foundation	2		CONC BLOCK
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	2		HIP
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	2		GAS
Heat Type	3		FORCED H/W
AC Type	01		NONE
Bedrooms	2		
Full Baths	2		
Half Baths	0		
Extra Fixtures	1		
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	0		

CONSTRUCTION DETAIL (CONTINUED)

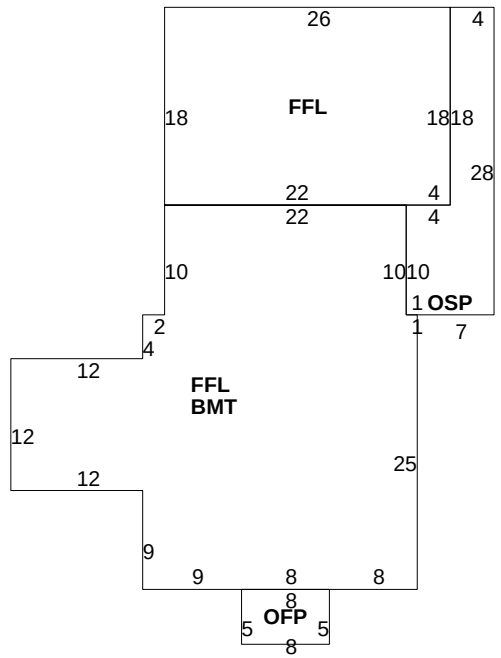
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	78.98
Replace Cost	132,839
AYB	1900
EYB	1980
Dep Code	AG
Remodel Rating	
Year Remodeled	
Dep %	34
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	66
Apprais Val	87,700
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
31	BARN			L	858	16.10	1900	A		AV	60	8,300
02	SHED/FR			L	486	7.48	1900	A		FR	50	1,800
03	GARAGE	OB	Outbuilding	L	572	28.18	1980	A		AV	60	9,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	989		15.81	15,637
FFL	1ST FLOOR	1,457	1,457		78.98	115,069
OFP	OPEN PORCH	0	40		7.90	316
OSP	SCRN PORCH	0	152		11.95	1,816
	Ttl. Gross Liv/Lease Area:	1,457	2,638	1,682		132,839