

Property Location: 43 RANKIN AV

MAP ID:26/ 100/ 0/ /

Bldg Name:

State Use:101

Vision ID: 1711

Account #1747

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/25/2015 10:48

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																									
SCHALER GEORGE B SCHALER BARBARA A 43 RANKIN AVE EAST LONGMEADOW, MA 01028 Additional Owners:						1 TYPCL						Description		Code						Appraised Value		Assessed Value																			
												RESIDENTL.		101						103,900		103,900																			
												RES LAND		101						85,600		85,600																			
												RESIDENTL.		101						900		900																			
SUPPLEMENTAL DATA										Total										190,400		190,400																			
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382322_2851212						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																									
SCHALER GEORGE B DOWNS DANIEL DOWNS DOWNS				07180/ 0564 6694/ 26 6694/ 25 05779/ 0229		05/31/1989 11/25/1987 11/25/1987 03/21/1985		U U U U		I I I I		130,500 1 22,000 71,000		A A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value									
																2015		101		103,900		2014		B		100,500		2013		B		105,600									
																2015		101		85,600		2014		L		88,300		2013		L		88,300									
																2015		101		900		2014		O		1,100		2013		O		1,100									
																Total:				190,400		Total:				189,900		Total:				195,000									
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 103,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 900 Appraised Land Value (Bldg) 85,600 Special Land Value 0 Total Appraised Parcel Value 190,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 190,400																											
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																																									
FBMT ALL VINYL TILE FL																																									
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													
39		03/01/1992		MN		Manual Note		6,000				0				ADDITION		06/23/2004						317		14		INSPECTED													
26		02/01/1992		MN		Manual Note		700				0				SHED		03/22/2004						AO		22		MAILER SENT													
15		01/01/1982		MN		Manual Note		0				0				WOOD STOVE		10/03/2003						274		2		MEASURED													
																		02/17/1993						131		15		PERMIT VISIT													
																		04/14/1992						131		1		LEFT NOTICE													
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								32,688 SF		2.62		1.0000		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		1.00		2.62		85,600	
Total Card Land Units:										0.75		AC		Parcel Total Land Area:										0.75 AC		Total Land Value:										85,600					

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			
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	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:		90.35	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		170,405	
AC Type	03		Full	AYB		1949	
Bedrooms	4			EYB		1975	
Full Baths	2			Dep Code		AV	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %		39	
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		61	
Bsmt Garage				Apprais Val		103,900	
Units	1			Dep % Ovr		0	
WS Flues	1			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
Fireplaces	1			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	1970	A		AV	60	300
07	POOL A-C	OB	Outbuilding	L	14	69.00	1995	A		AV	60	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	912		18.03	16,444	
FFL	1ST FLOOR	1,248	1,248		90.35	112,760	
HST	HALF STORY	456	912		45.18	41,201	

Ttl. Gross Liv/Lease Area:		1,704	3,072	1,886	170,405		
----------------------------	--	-------	-------	-------	---------	--	--

