

Property Location: 39 RANKIN AV

MAP ID:26/ 101/ 0/ /

Bldg Name:

State Use:101

Account #1748

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/25/2015 10:49

CURRENT OWNER

DELANEY DANIEL J
DELANEY DAWN M
39 RANKIN AVE

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates 5/11/2010
In+Ex FY
Mailed
GIS ID: F_382369_2851049

Received
Prior ID
Owner Occ
Final Area
Current Ac.

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
180,500
78,900
6,500

Assessed Value
180,500
78,900
6,500

Total

265,900

265,900

1006
AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

DELANEY DANIEL J
GRAHAM,MATTHEW H
GRAHAM MATTHEW H,
GRAHAM MATTHEW +,
GUENTHER PAUL R

BK-VOL/PAGE
18353/ 549
14210/ 122
11760/ 85
09861/ 0207
05845/ 0469

SALE DATE
06/23/2010
05/24/2004
07/18/2001
05/15/1997
07/02/1985

q/u
U
U
U
U
U

v/i
I
I
I
I
I

SALE PRICE
306,000
1
1
111,700
0

V.C.
A
A
A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

180,500

2014

B

182,600

2013

B

175,500

2015

101

78,900

2014

L

81,400

2013

L

81,400

2015

101

6,500

2014

O

7,500

2013

O

7,500

Total:

265,900

Total:

271,500

Total:

264,400

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

2005=MAJOR ADDITION OC IN 2010. EYB=NEW
ADDITION AND TOTAL RENOVATE

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

180,500

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

6,500

Appraised Land Value (Bldg)

78,900

Special Land Value

0

Total Appraised Parcel Value

265,900

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

265,900

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Date

Type

IS

ID

Cd.

Purpose/Result

201203325
132

10/19/2012
05/11/2005

25
4

WINDOWS
ADDITION

5,547
35,000

0
0

NVC
OC 5/11/2010 16` X 21`

05/29/2013
10/25/2011
04/14/2010
01/18/2007
01/05/2006

317
317
400
311
311

15
16
25
15
3

PERMIT VISIT
FIELDREV CHG
OC VISIT
PERMIT VISIT
MEAS+INSPCTD

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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

12,511

SF

6.31

1.0000

5

1.0000

1.00

MA

1.00

1.00

6.31

78,900

Total Card Land Units:

0.29

AC

Parcel Total Land Area:

0.29

AC

Total Land Value:

78,900

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		NONE
Grade	C		AVERAGE	FBM Sqft	228		
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	1		CONCRETE	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	3		HARDWOOD	Adj. Base Rate:			87.33
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			189,950
Heat Type	1		FORCED H/A	AYB			1949
AC Type	03		Full	EYB			2009
Bedrooms	5			Dep Code			VG
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			5
Total Rooms	8			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			95
Basement Floor	12			Apprais Val			180,500
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			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
03	GARAGE	OB	Outbuilding	L	330	28.18	1963	A		GD	70	6,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	912		17.43	15,895	
FFL	1ST FLOOR	1,211	1,211		87.33	105,761	
HST	HALF STORY	410	820		43.67	35,807	
OFP	OPEN PORCH	0	128		8.87	1,135	
TQS	3/4 STORY	359	479		65.45	31,353	

Ttl. Gross Liv/Lease Area:		1,980	3,550	2,175	189,950		
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