Property Location: 38 RANKIN AV | **MAP ID:** 26/ 103/ 0/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 1714 | **Account #** 1750 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 11/25/2015 10:49

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GIBBINGS KEITH GIBBINGS EMILY 38 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
In+Ex FY	Current Ac.
Mailed	
GIS ID: F_382138_2851034	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	116,200	116,200
RES LAND	101	79,600	79,600
RESIDNTL.	101	300	300
		Total	196,100	196,100

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GIBBINGS KEITH	13285/ 325	06/11/2003	U	I	1	A
GIBBINGS,KEITH M	11105/ 503	02/25/2000	U	I	121,000	
KIRSNER STEVEN R,	07795/ 0162	08/30/1991	U	I	113,500	
OSTRANDER LYMAN R	01738/ 0481	05/23/1942	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	101	116,200	2014	B	116,100	2013	B	120,000
2015	101	79,600	2014	L	82,200	2013	L	82,200
2015	101	300	2014	O	300	2013	O	300
		Total: 196,100			*Total:* 198,600			*Total:* 202,500

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)	116,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	300
Appraised Land Value (Bldg)	79,600
Special Land Value	0
Total Appraised Parcel Value	196,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	196,100

ASSESSING NEIGHBORHOOD

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

NOTES

EFP TO FFL FIELD CHANGE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201202175	05/16/2012	21	SIDING	15,000		0		
221	09/04/2003	4	ADDITION	16,592		0		OC 8/25/2004

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/11/2012			317	15	PERMIT VISIT
04/14/2004			318	14	INSPECTED
03/22/2004			250	22	MAILER SENT
01/29/2004			296	15	PERMIT VISIT
10/03/2003			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				14,624	SF	5.44	1.0000	5	1.0000	1.00	MA	1.00				1.00	5.44	79,600

Total Card Land Units: 0.34 AC | **Parcel Total Land Area:** 0.34 AC | **Total Land Value:** 79,600

Property Location: 38 RANKIN AV **MAP ID:** 26/ 103/ 0/ / **Bldg Name:** **State Use:** 101

Vision ID: 1714 **Account #**1750 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/25/2015 10:49

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.50		1 1/2 Stories
Foundation	2		CONC BLOCK
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
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	1		OIL
Heat Type	5		STEAM
AC Type	01		NONE
Bedrooms	4		
Full Baths	1		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	7		
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)

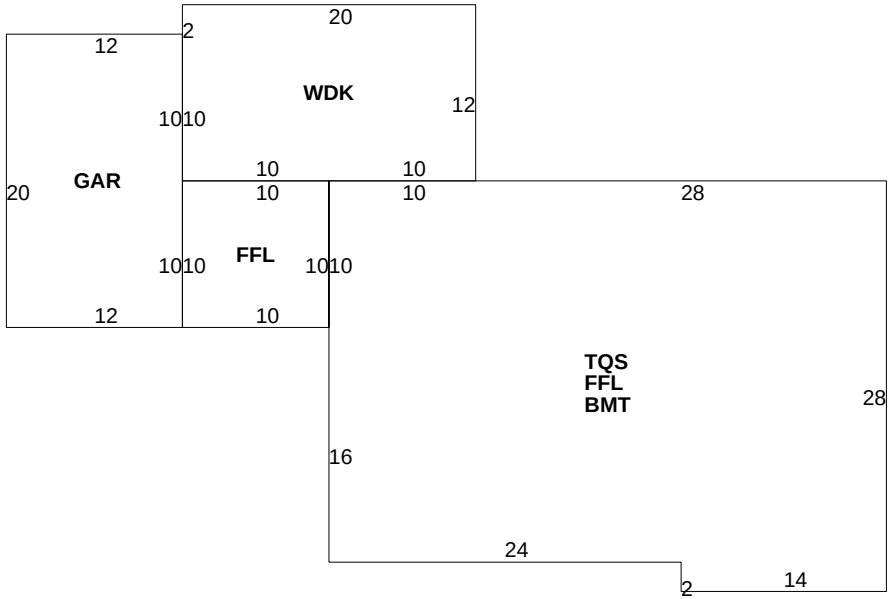
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	79.62
Replace Cost	176,047
AYB	1942
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	116,200
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	63	7.48	1975	A		AV	60	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,016		15.91	16,164
FFL	1ST FLOOR	1,116	1,116		79.62	88,859
GAR	GARAGE	0	240		31.85	7,644
TQS	3/4 STORY	762	1,016		59.72	60,673
WDK	WOOD DECK	0	240		11.28	2,707
	Ttl. Gross Liv/Lease Area:	1,878	3,628	2,211		176,047