

Property Location: 48 RANKIN AV

Account #1753

MAP ID:26/ 106/ 0/ /

Bldg Name:

State Use:101

Vision ID: 1717

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/25/2015 10:50

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION										
BIRTWELL JONATHAN M BIRTWELL DONNA M 48 RANKIN DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value				
											RESIDENTL.		101						101,800		101,800				
											RES LAND		101						84,300		84,300				
											RESIDENTL.		101		5,400		5,400								
SUPPLEMENTAL DATA																									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382110_2851304						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																			
Total											191,500				191,500										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
BIRTWELL JONATHAN M SVENSON				06942/ 0259 02979/ 0469		08/23/1988 09/20/1963		U	I	142,000 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
													2015	101	101,800		2014	B	100,900		2013	B	105,500		
													2015	101	84,300		2014	L	87,000		2013	L	87,000		
													2015	101	5,300		2014	O	6,500		2013	O	6,500		
													Total:		191,400		Total:		194,400		Total:		199,000		
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																									
												Appraised Bldg. Value (Card) 101,800													
												Appraised XF (B) Value (Bldg) 0													
												Appraised OB (L) Value (Bldg) 5,400													
												Appraised Land Value (Bldg) 84,300													
												Special Land Value 0													
												Total Appraised Parcel Value 191,500													
												Valuation Method: C													
												Adjustment: 0													
												Net Total Appraised Parcel Value 191,500													
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				
143		07/09/1999		11	POOL		2,300			0					01/16/2015 03/22/2004 10/02/2003 11/04/1999 02/03/1992				317 250 274 247 131	2 22 2 15 3	MEASURED MAILER SENT MEASURED 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		S Adj Fact	Adj.	Unit Price	Land Value		
1	101	ONE FAM		RC				28,860 SF	2.92	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		2.92	84,300		
Total Card Land Units:				0.66 AC		Parcel Total Land Area:				0.66 AC				Total Land Value:										84,300	

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		NO	
Grade	C		AVERAGE	FBM Sqft	842			
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	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2				Adj. Base Rate:				97.36
Interior Floor 1	3		HARDWOOD	Replace Cost AYB EYB Dep Code Remodel Rating Year Remodeled Dep % Functional Obslnc External Obslnc Cost Trend Factor Condition % Complete Overall % Cond Apprais Val Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment				166,880
Interior Floor 2	2		SOFTWOOD					1942
Heat Fuel	1		OIL					1975
Heat Type	1		FORCED H/A					AV
AC Type	03		FULL					
Bedrooms	2							
Full Baths	2							
Half Baths	0							
Extra Fixtures	0							39
Total Rooms	5							
Bath Style	A		AVERAGE					
Kitchen Style	A		AVERAGE					1
Kitchens	1							
Extra Kitchens	0							
Frame	1		WOOD					61
Basement Floor	12							101,800
Bsmt Garage								0
Units	1							
WS Flues								0
FBM Quality	1							
Fireplaces	2							

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
03	GARAGE	OB	Outbuilding	L	320	28.18	1950	A		AV	60	5,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,122		19.44	21,809	
FFL	1ST FLOOR	1,008	1,008		97.36	98,142	
HST	HALF STORY	456	912		48.68	44,397	
WDK	WOOD DECK	0	188		13.47	2,531	
Ttl. Gross Liv/Lease Area:		1,464	3,230	1,714		166,880	

