

Property Location: 26 RANKIN AV

Account #2072

MAP ID:27/ 62/ 0/ /

Bldg Name:

State Use:101

VISION ID: 2035

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/25/2015 13:11

CURRENT OWNER

RECCHIA ANGELA

26 RANKIN AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

98,600

98,600

RES LAND

101

79,600

79,600

RESIDENTL.

101

300

300

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_382161_2850810

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.

ENRIQUEZ JEANETTE

20805/ 203

07/28/2015

Q

I

214,000

00

RECCHIA ANGELA

13332/ 65

06/18/2003

U

I

169,900

ACCONCIO ROBERT A + MARLENE A,

08302/ 0321

01/07/1993

U

I

124,900

FLETCHER ELIZABETH T

07335/ 0154

12/01/1989

U

I

139,500

WALLENGREN LOIS C

05271/ 0221

06/23/1982

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

97,700

2014

B

100,800

2013

B

105,600

2015

101

79,600

2014

L

82,200

2013

L

82,200

2015

101

200

2014

O

200

2013

O

200

Total:

177,500

Total:

183,200

Total:

188,000

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

TOILET OFF KITCHEN

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

01/16/2015

317

3

MEAS+INSPCTD

03/22/2004

250

22

MAILER SENT

10/03/2003

274

2

MEASURED

02/07/1992

105

3

MEAS+INSPCTD

01/17/1992

107

22

MAILER SENT

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

SF

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

14,625

SF

5.44

1.0000

5

1.0000

1.00

MA

1.00

Total Card Land Units:

0.34

AC

Parcel Total Land Area:

0.34

AC

Total Land Value:

79,600

1006

AST LONGMEADOW, M

VISION

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

98,600

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

178,500

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

178,500

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	389		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	3		ALUMINUM	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							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		97.34	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		161,686	
Heat Type	5		STEAM	AYB		1940	
AC Type	01		NONE	EYB		1975	
Bedrooms	3			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		39	
Total Rooms	6			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		61	
Basement Floor	12		CONCRETE	Apprais Val		98,600	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			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
02	SHED/FR			L	96	7.48	1950	F		FR	50	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	778		19.52	15,185	
FFL	1ST FLOOR	778	778		97.34	75,733	
GAR	GARAGE	0	240		38.94	9,345	
OPF	OPEN PORCH	0	32		9.13	292	
OSP	SCRN PORCH	0	100		14.60	1,460	
TQS	3/4 STORY	584	778		73.07	56,848	
WDK	WOOD DECK	0	210		13.44	2,823	
Ttl. Gross Liv/Lease Area:		1,362	2,916	1,661		161,686	

