

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:12/01/2016 13:34

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA	
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	105,100	105,100		
						RES LAND	101	88,300	88,300		
						RESIDENTL.	101	900	900		
SUPPLEMENTAL DATA						Total				194,300	194,300
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382322_2851212			Received Field 7 Field 8 Field 9 Field 10 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
								2016	101	103,900	2015	101	103,900	2014	B	100,500
								2016	101	85,600	2015	101	85,600	2014	L	88,300
								2016	101	900	2015	101	900	2014	O	1,100
								Total:			190,400	Total:	190,400	Total:	189,900	

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												APPRAISED VALUE SUMMARY							
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A						101		MA											
NOTES												Appraised Bldg. Value (Card) 105,100 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 900 Appraised Land Value (Bldg) 88,300 Special Land Value 0 Total Appraised Parcel Value 194,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 194,300							
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	1.0300	5	1.0000	1.00	MA	1.00					1.00	2.70	88,300	
Total Card Land Units:			0.75	AC	Parcel Total Land Area:			0.75	AC			Total Land Value:										88,300

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			
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	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2				Adj. Base Rate:				91.33
Interior Floor 1	4		CARPET	ONE FAM				
Interior Floor 2	3		HARDWOOD					
Heat Fuel	2		GAS					
Heat Type	1		FORCED H/A					
AC Type	03		Full					
Bedrooms	4							
Full Baths	2							
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	1							
FBM Quality								
Fireplaces	1							

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		18.23	16,623	
FFL	1ST FLOOR	1,248	1,248		91.33	113,984	
HST	HALF STORY	456	912		45.67	41,648	

Ttl. Gross Liv/Lease Area:		1,704	3,072	1,886	172,254		
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