

Property Location: 40 RANKIN AV

Vision ID: 1715

Account #1751

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use: 101

Print Date: 12/01/2016 13:35

CURRENT OWNER

PRATTE STEVEN L

40 RANKIN AV

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_382130\_2851113

Received  
Field 7  
Field 8  
Field 9  
Field 10  
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.  
RES LAND  
RESIDENTL.

Code

101  
101  
101

Appraised Value

134,100  
82,700  
1,000

Assessed Value

134,100  
82,700  
1,000

Total

217,800

217,800

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

PRATTE STEVEN L  
FERRI-MAJEWSKI ANN H  
FERRI ANN H LE CHRISTOPHER M + MATTHEW H  
FERRI ANN H,

BK-VOL/PAGE

20347/ 349  
20347/ 345  
15679/ 266  
04415/ 0205

SALE DATE

07/11/2014  
07/11/2014  
02/01/2006  
05/02/1977

q/u

Q  
U  
U  
U

v/i

I  
I  
I  
I

SALE PRICE

210,000  
1  
1  
0

V.C.

00  
1A  
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

132,600

2015

101

132,700

2014

B

131,700

2016

101

80,200

2015

101

80,200

2014

L

82,800

2016

101

1,000

2015

101

1,000

2014

O

2,100

Total:

213,800

Total:

213,900

Total:

216,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

ASSESSING NEIGHBORHOOD

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

134,100

0

1,000

82,700

0

217,800

C

0

217,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

110

05/12/2000

4

ADDITION

25,000

0

FMLY RM & BTHRM

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

09/19/2014

317

3

MEAS+INSPCTD

05/10/2007

311

14

INSPECTED

03/22/2004

250

22

MAILER SENT

10/03/2003

274

2

MEASURED

01/29/2001

247

15

PERMIT VISIT

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

16,575

SF

4.84

1.0300

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

4.99

82,700

Total Card Land Units:

0.38

AC

Parcel Total Land Area:

0.38

AC

Total Land Value:

82,700

| 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                        |             |     |             |
| Stories             | 1.50 |     | 1 1/2 STORIES | Int vs Ext                      | S           |     | SAME        |
| Foundation          | 2    |     | CONC BLOCK    | MIXED USE                       |             |     |             |
| Exterior Wall 1     | 3    |     | ALUMINUM      | Code                            | Description |     | Percentage  |
| Exterior Wall 2     | 4    |     | VINYL         | 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:                 |             |     | 84.12       |
| Interior Floor 2    | 4    |     | CARPET        |                                 |             |     |             |
| Heat Fuel           | 2    |     | GAS           |                                 |             |     |             |
| Heat Type           | 3    |     | FORCED H/W    |                                 |             |     |             |
| AC Type             | 03   |     | FULL          | Replace Cost                    | 183,728     |     |             |
| Bedrooms            | 3    |     |               | AYB                             | 1940        |     |             |
| Full Baths          | 1    |     |               | EYB                             | 1987        |     |             |
| Half Baths          | 1    |     |               | Dep Code                        | GD          |     |             |
| Extra Fixtures      | 0    |     |               | Remodel Rating                  |             |     |             |
| Total Rooms         | 7    |     |               | Year Remodeled                  |             |     |             |
| Bath Style          | A    |     | AVERAGE       | Dep %                           | 27          |     |             |
| Kitchen Style       | A    |     | AVERAGE       | Functional Obslnc               |             |     |             |
| Kitchens            | 1    |     |               | External Obslnc                 |             |     |             |
| Extra Kitchens      | 0    |     |               | Cost Trend Factor               | 1           |     |             |
| Frame               | 1    |     | WOOD          | Condition                       |             |     |             |
| Basement Floor      | 12   |     | CONCRETE      | % Complete                      |             |     |             |
| Bsmt Garage         |      |     |               | Overall % Cond                  | 73          |     |             |
| Units               | 1    |     |               | Apprais Val                     | 134,100     |     |             |
| WS Flues            |      |     |               | Dep % Ovr                       | 0           |     |             |
| FBM Quality         |      |     |               | Dep Ovr Comment                 |             |     |             |
| Fireplaces          | 1    |     |               | 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 |
| 2                                                              | GAZEBO      |     |              | L   | 92    | 18.00      | 2002 | A   |       | AV  | 60   | 1,000     |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
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|                            |  |       |       |       |  |         |
|----------------------------|--|-------|-------|-------|--|---------|
| Ttl. Gross Liv/Lease Area: |  | 1,728 | 4,188 | 2,184 |  | 183,728 |
|----------------------------|--|-------|-------|-------|--|---------|

