

Property Location: 13 RANKIN AV
Vision ID: 2042

Account #2079

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/01/2016 15:38

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
LANGEVIN JUDITH B			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
13 RANKIN AV						RESIDENTL.	101	88,800	88,800		
EAST LONGMEADOW, MA 01028						RES LAND	101	87,000	87,000		
Additional Owners:						RESIDENTL.	101	19,800	19,800		
SUPPLEMENTAL DATA						Total				195,600	195,600
Other ID:			Received								
SP Permit			Field 7								
Chapter Land			Field 8								
OC Dates			Field 9								
In+Ex FY			Field 10								
Mailed			ASSOC PID#								
GIS ID: F_382492_2850596											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
LANGEVIN JUDITH B		20343/ 536	07/08/2014	U	I	100	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
LANGEVIN JUDY		16330/ 378	11/15/2006	U	I	100	A	2016	101	87,700	2015	101	87,700	2014	B	79,500
BAHLIN PAUL A,LIFE ESTATE		11639/ 136	05/14/2001	U	I	1	A	2016	101	84,300	2015	101	84,300	2014	L	87,100
BAHLIN PAUL A + RUBY M,		05563/ 0016	01/31/1984	U	I	0	A	2016	101	19,800	2015	101	19,800	2014	O	18,800
Total:								191,800		Total:		191,800		Total:		185,400

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 Bldg. Value (Card) 88,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 19,800 Appraised Land Value (Bldg) 87,000 Special Land Value 0 Total Appraised Parcel Value 195,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 195,600												
NBHD/ SUB		NBHD Name		Street Index Name											Tracing		Batch	
0001/A															101		MA	

NOTES														
OFF TO OSP FIELD CHANGE														

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		
215	06/20/2006	4	ADDITION	50,000		0		FAM RM & BD RM-INS	02/01/2007			311	2	MEASURED		
									02/01/2007			311	2	MEASURED		
									04/28/2004			317	14	INSPECTED		
									03/18/2004			250	22	MAILER SENT		
									10/02/2003			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		S Adj Fact	Adj. Unit Price	Land Value	
1	101	ONE FAM	RC				29,185	SF	2.89	1.0300	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	2.98	87,000
Total Card Land Units:			0.67		AC	Parcel Total Land Area:			0.67		AC		Total Land Value:								87,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	02		BUNGALOW	#Heat Sys	1		NO		
Model	01		RESIDENTIAL	Central Vac	0				
Grade	C		AVERAGE	FBM Sqft					
Stories	1.00		1 Story	Int vs Ext	S				
Foundation	2		CONC BLOCK	MIXED USE					
Exterior Wall 1	4		VINYL	Code	Description			Percentage	
Exterior Wall 2				101	ONE FAM			100	
Roof Structure	2		HIP						
Roof Cover	1		ASPHALT SH						
Interior Wall 1	2		PLASTER						
Interior Wall 2				COST/MARKET VALUATION					
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:					79.97
Interior Floor 2	4		CARPET						
Heat Fuel	2		GAS						
Heat Type	3		FORCED H/W						
AC Type	01		NONE						
Bedrooms	2			Replace Cost	134,504				
Full Baths	2			AYB	1900				
Half Baths	0			EYB	1980				
Extra Fixtures	1			Dep Code	AG				
Total Rooms	6			Remodel Rating					
Bath Style	A		AVERAGE						
Kitchen Style	A		AVERAGE						
Kitchens	1								
Extra Kitchens	0			Year Remodeled	34				
Frame	1	WOOD	Dep %	Functional Obslnc					
Basement Floor	12		External Obslnc	Cost Trend Factor					
Bsmt Garage			Condition	1					
Units	1		% Complete						
WS Flues			Overall % Cond	66					
FBM Quality			Apprais Val	88,800					
Fireplaces	0		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
31	BARN			L	858	16.10	1900	A		AV	60	8,300
02	SHED/FR			L	486	7.48	1900	A		FR	50	1,800
03	GARAGE	OB	Outbuilding	L	572	28.18	1980	A		AV	60	9,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	989		16.01	15,833	
FFL	1ST FLOOR	1,457	1,457		79.97	116,511	
OFP	OPEN PORCH	0	40		8.00	320	
OSP	SCRN PORCH	0	152		12.10	1,839	
Ttl. Gross Liv/Lease Area:		1,457	2,638	1,682		134,504	

