

Property Location: 16 RANKIN AV
Vision ID: 2048

Account #2085

MAP ID:27/ 74/ 9/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2016 15:39

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
CAMPBELL KIMBERLY ANN			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
16 RANKIN AVE						RESIDENTL.	101	134,600	134,600		
EAST LONGMEADOW, MA 01028						RES LAND	101	81,600	81,600		
Additional Owners:		SUPPLEMENTAL DATA				RESIDENTL.	101	2,900	2,900		
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382221_2850574				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#		Total				219,100	219,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
CAMPBELL KIMBERLY ANN		11166/ 587	04/21/2000	U	I	143,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
RICHARD,CHARLES H		10936/ 479	09/23/1999	U	I	230,000	G	2016	101	133,100	2015	101	133,100	2014	B	131,500	
HAYDEN JAMES S + JOANNE M,		06202/ 325	08/25/1986	U	I	40,000	A	2016	101	79,200	2015	101	79,200	2014	L	81,700	
HAYDEN		01676/ 0394	07/12/1939	U	I	0		2016	101	2,900	2015	101	2,900	2014	O	3,800	
Total:										215,200	Total:		215,200		Total:		217,000

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				APPROAISED VALUE SUMMARY														
NBHD/ SUB		NBHD Name											Street Index Name		Tracing		Batch	
0001/A															101		MA	

NOTES													Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value				134,600 0 2,900 81,600 0 219,100 C 0 219,100	

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					
257	08/01/2005	12	REROOF	4,000		0		NVC	01/06/2006			311	15	PERMIT VISIT					
314	10/01/1988	MN	Manual Note	17,000		0		DORMER BTH	10/03/2003			274	3	MEAS+INSPCTD					
									02/12/1992			105	3	MEAS+INSPCTD					
									01/17/1992			107	22	MAILER SENT					
									11/29/1988			105	14	INSPECTED					

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				13,360	SF	5.93	1.0300	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc		1.00	6.11	81,600		
Total Card Land Units:			0.31		AC		Parcel Total Land Area:			0.31			AC			Total Land Value:							81,600	

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	1.75		1 3/4 Stories	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	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET	Adj. Base Rate:		85.71	
Heat Fuel	2		GAS	Replace Cost		184,363	
Heat Type	1		FORCED H/A	AYB		1940	
AC Type	01		NONE	EYB		1987	
Bedrooms	3			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %		27	
Total Rooms	6			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		73	
Basement Floor	12			Apprais Val		134,600	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				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
07	POOL A-C	OB	Outbuilding	L	28	69.00	1989	A		GD	70	1,400
22	WOOD DK			L	240	9.20	2003	A		GD	70	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	988		17.18	16,971
EFP	ENCL PORCH	0	140		25.71	3,600
FFL	1ST FLOOR	988	988		85.71	84,682
GAR	GARAGE	0	240		34.28	8,228
PAT	PATIO	0	120		4.29	514
STG	STORAGE	0	172		34.38	5,914
TQS	3/4 STORY	741	988		64.28	63,511
WDK	WOOD DECK	0	80		11.79	943
Ttl. Gross Liv/Lease Area:		1,729	3,716	2,151		184,363

