

Property Location: 39 RANKIN AV

MAP ID: 26/ 101/ 0/ /

Bldg Name:

State Use: 101

Vision ID: 1712

Account #1748

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 09:10

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION	
DELANEY DANIEL J			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
DELANEY DAWN M						RESIDENTL.	101	187,900	187,900		
39 RANKIN AVE						RES LAND	101	83,200	83,200		
EAST LONGMEADOW, MA 01028						RESIDENTL.	101	6,500	6,500		
Additional Owners:		SUPPLEMENTAL DATA				Total				277,600	277,600
Other ID:		Received									
SP Permit		Field 7									
Chapter Land		Field 8									
OC Dates 5/11/2010		Field 9									
In+Ex FY		Field 10									
Mailed											
GIS ID: F_382369_2851049		ASSOC PID#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
DELANEY DANIEL J		18353/ 549	06/23/2010	U	1	306,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
GRAHAM,MATTHEW H		14210/ 122	05/24/2004	U	1	1	A	2017	101	182,400	2016	101	180,500	2015	101	180,500
GRAHAM MATTHEW H,		11760/ 85	07/18/2001	U	1	1	A	2017	101	81,300	2016	101	78,900	2015	101	78,900
GRAHAM MATTHEW +,		09861/ 0207	05/15/1997	U	1	111,700		2017	101	6,500	2016	101	6,500	2015	101	6,500
GUENTHER PAUL R		05845/ 0469	07/02/1985	U	1	0	A	Total:		270,200	Total:	265,900	Total:	265,900		

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		APPROAISED VALUE SUMMARY					
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch	Appraised Bldg. Value (Card)		187,900
0001/A			101	MA	Appraised XF (B) Value (Bldg)		0
					Appraised OB (L) Value (Bldg)		6,500
					Appraised Land Value (Bldg)		83,200
					Special Land Value		0
					Total Appraised Parcel Value		277,600
					Valuation Method:		C
					Adjustment:		0
					Net Total Appraised Parcel Value		277,600

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	
201502994	12/01/2015	25	WINDOWS	2,141	05/06/2016	100	05/06/2016	ONE REPLACEMENT	05/06/2016			317	15	PERMIT VISIT	
201203325	10/19/2012	25	WINDOWS	5,547		0		NVC	05/29/2013			317	15	PERMIT VISIT	
132	05/11/2005	4	ADDITION	35,000		0		OC 5/11/2010 16' X 21'	02/25/2011			317	16	FIELDREV CHG	
									04/14/2010			400	25	OC VISIT	
									01/18/2007			311	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				12,511 SF	6.65	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	6.65	83,200	
Total Card Land Units:			0.29	AC	Parcel Total Land Area:			0.29	AC												Total Land Value:	83,200

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	228		
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				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:			93.91
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			204,262
Heat Type	1		FORCED H/A	AYB			1949
AC Type	03		FULL	EYB			2009
Bedrooms	5			Dep Code			VG
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			8
Total Rooms	8			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			92
Basement Floor	12		CONCRETE	Apprais Val			187,900
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	1			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
03	GARAGE	OB	Outbuilding	L	330	28.18	1963	A		GD	70	6,500
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
BMT	BASEMENT			0		912			18.74		17,092	
FFL	1ST FLOOR			1,211		1,211			93.91		113,729	
HST	HALF STORY			410		820			46.96		38,505	
OFP	OPEN PORCH			0		128			9.54		1,221	
TQS	3/4 STORY			359		479			70.39		33,715	

