

Property Location: 38 RANKIN AV

MAP ID: 26/ 103/ 0/ /

Bldg Name:

State Use: 101

Vision ID: 1714

Account #1750

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					
GIBBINGS KEITH GIBBINGS EMILY 38 RANKIN AVE EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code		Appraised Value						Assessed Value	
													RESIDENTL.		101		120,000						120,000	
													RES LAND		101		83,900						83,900	
													RESIDENTL.		101		300						300	
SUPPLEMENTAL DATA																								
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382138_2851034								Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																
Total												204,200						204,200						

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
GIBBINGS KEITH GIBBINGS,KEITH M KIRSNER STEVEN R. OSTRANDER LYMAN R				13285/ 325 11105/ 503 07795/ 0162 01738/ 0481		06/11/2003 02/25/2000 08/30/1991 05/23/1942		U	1	1 121,000 113,500 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2017	101	117,500		2016	101	116,200		2015	101	116,200	
													2017	101	81,900		2016	101	79,600		2015	101	79,600	
													2017	101	300		2016	101	300		2015	101	300	
													Total:		199,700		Total:		196,100		Total:		196,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)120,000 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)300 Appraised Land Value (Bldg)83,900 Special Land Value0 Total Appraised Parcel Value204,200 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value204,200											
Year	Type	Description		Amount	Code	Description	Number											Amount	Comm. Int.
Total:																			
ASSESSING NEIGHBORHOOD																			
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A						101		MA											
NOTES																			
EFP TO FFL 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	
201202175 221		05/16/2012 09/04/2003		21 4	SIDING ADDITION		15,000 16,592			0 0			OC 8/25/2004		07/11/2012 04/14/2004 03/22/2004 01/29/2004 10/03/2003				317 318 250 296 274	15 14 22 15 2	PERMIT VISIT INSPECTED MAILER SENT PERMIT VISIT 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				14,624 SF	5.74	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	5.74	83,900			
Total Card Land Units:				0.34 AC		Parcel Total Land Area:				0.34 AC				Total Land Value:										83,900	

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		
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				
Heat Fuel	1		OIL				
Heat Type	5		STEAM				
AC Type	01		NONE	Adj. Base Rate:		86.16	
Bedrooms	4			Replace Cost		190,507	
Full Baths	1			AYB		1942	
Half Baths	0			EYB		1980	
Extra Fixtures	0			Dep Code		AG	
Total Rooms	7			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	A		AVERAGE	Dep %		37	
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor		1	
Basement Floor	12			Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond		63	
WS Flues				Apprais Val		120,000	
FBM Quality				Dep % Ovr		0	
Fireplaces	1			Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,016		17.22	17,491	
FFL	1ST FLOOR	1,116	1,116		86.16	96,158	
GAR	GARAGE	0	240		34.47	8,272	
TQS	3/4 STORY	762	1,016		64.62	65,656	
WDK	WOOD DECK	0	240		12.21	2,930	
Ttl. Gross Liv/Lease Area:		1,878	3,628	2,211		190,507	

