

Property Location: 26 RANKIN AV
Vision ID: 2035

Account #2072

Bldg #: 1 of 1

Bldg Name: Sec #: 1 of 1 Card 1 of 1

State Use: 101

Print Date: 12/15/2017 10:39

CURRENT OWNER

ENRIQUEZ JEANETTE

26 RANKIN AV

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Code

101

101

101

Appraised Value

99,000

83,900

300

Assessed Value

99,000

83,900

300

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_382161_2850810

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

1006

4ST LONGMEADOW, MA

VISION

Total

183,200

183,200

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

ENRIQUEZ JEANETTE

20805/ 203

07/28/2015

Q

1

214,000

00

RECCHIA ANGELA

13332/ 65

06/18/2003

U

1

169,900

ACCONCIO ROBERT A + MARLENE A,

08302/ 0321

01/07/1993

U

1

124,900

FLETCHER ELIZABETH T

07335/ 0154

12/01/1989

U

1

139,500

WALLENGREN LOIS C

05271/ 0221

06/23/1982

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

99,700

2016

101

98,600

2015

101

97,700

2017

101

81,900

2016

101

79,600

2015

101

79,600

2017

101

300

2016

101

300

2015

101

200

Total:

181,900

Total:

178,500

Total:

177,500

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

TOILET OFF KITCHEN

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

99,000

0

300

83,900

0

183,200

C

0

183,200

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

01/16/2015

317

3

MEAS+INSPCTD

03/22/2004

250

22

MAILER SENT

10/03/2003

274

2

MEASURED

02/07/1992

105

3

MEAS+INSPCTD

01/17/1992

107

22

MAILER SENT

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

SF

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

14,625

5.74

1.0000

5

1.0000

1.00

MA

1.00

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	389		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	3		ALUMINUM	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				Adj. Base Rate:		104.54	
Heat Fuel	1		OIL	Replace Cost		173,645	
Heat Type	5		STEAM	AYB		1940	
AC Type	01		NONE	EYB		1974	
Bedrooms	3			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		43	
Total Rooms	6			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		57	
Basement Floor	12		CONCRETE	Apprais Val		99,000	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			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
02	SHED/FR			L	96	7.48	1950	F		FR	50	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	778		20.96	16,309	
FFL	1ST FLOOR	778	778		104.54	81,334	
GAR	GARAGE	0	240		41.82	10,036	
OPF	OPEN PORCH	0	32		9.80	314	
OSP	SCRN PORCH	0	100		15.68	1,568	
TQS	3/4 STORY	584	778		78.47	61,053	
WDK	WOOD DECK	0	210		14.44	3,032	
Ttl. Gross Liv/Lease Area:		1,362	2,916	1,661		173,645	

