

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: 12/06/2018 15:36

CURRENT OWNER

DELANEY DANIEL J
DELANEY DAWN M
39 RANKIN AVE

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates 5/11/2010
In+Ex FY
Mailed
GIS ID: F_382369_2851049

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

199,100

199,100

RES LAND

101

83,200

83,200

RESIDENTL.

101

6,500

6,500

Total

288,800

288,800

1006
4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

DELANEY DANIEL J
GRAHAM,MATTHEW H
GRAHAM MATTHEW H,
GRAHAM MATTHEW +,
GUENTHER PAUL R

18353/ 549
14210/ 122
11760/ 85
09861/ 0207
05845/ 0469

06/23/2010
05/24/2004
07/18/2001
05/15/1997
07/02/1985

U
U
U
U
U

1
1
1
1
1

306,000
1
1
111,700
0

A
A
A
A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

187,900

2017

101

182,400

2016

101

180,500

2018

101

83,200

2017

101

81,300

2016

101

78,900

2018

101

6,500

2017

101

6,500

2016

101

6,500

Total:

277,600

Total:

270,200

Total:

265,900

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

2005=MAJOR ADDITION OC IN 2010. EYB=NEW
ADDITION AND TOTAL RENOVATE

APPROAISED 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

199,100

0

6,500

83,200

0

288,800

C

0

288,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201502994
201203325
132

12/01/2015
10/19/2012
05/11/2005

25
25
4

WINDOWS
WINDOWS
ADDITION

2,141
5,547
35,000

05/06/2016

100
0
0

05/06/2016

ONE REPLACEMENT
NVC
OC 5/11/2010 16' X 21'

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/06/2016
05/29/2013
02/25/2011
04/14/2010
01/18/2007

317
317
317
400
311

15
15
16
25
15

PERMIT VISIT
PERMIT VISIT
FIELDREV CHG
OC VISIT
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

Spec Use

Spec Calc

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

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+		AVG. (+)	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:			110.30
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			239,913
Heat Type	1		FORCED H/A	AYB			1949
AC Type	03		FULL	EYB			2001
Bedrooms	5			Dep Code			VG
Full Baths	2			Remodel Rating			04
Half Baths	0			Year Remodeled			2005
Extra Fixtures	0			Dep %			17
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			83
Basement Floor	12		CONCRETE	Apprais Val			199,100
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			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	912		22.01	20,075						
FFL	1ST FLOOR	1,211	1,211		110.30	133,579						
HST	HALF STORY	410	820		55.15	45,225						
OFP	OPEN PORCH	0	128		11.20	1,434						
TQS	3/4 STORY	359	479		82.67	39,599						
Ttl. Gross Liv/Lease Area:		1,980	3,550	2,175		239,913						

