

Property Location: 16 RANKIN AV
Vision ID: 2048

Account #2085

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/06/2018 16:56

CURRENT OWNER

CAMPBELL KIMBERLY ANN

16 RANKIN AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

221,400

Appraised Value

136,400

83,500

1,500

221,400

Assessed Value

136,400

83,500

1,500

221,400

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

CAMPBELL KIMBERLY ANN

11166/ 587

04/21/2000

U

1

143,000

RICHARD,CHARLES H

10936/ 479

09/23/1999

U

1

230,000

G

HAYDEN JAMES S + JOANNE M,

06202/ 325

08/25/1986

U

1

40,000

A

HAYDEN

01676/ 0394

07/12/1939

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

137,600

2017

101

134,600

2016

101

133,100

2018

101

83,500

2017

101

81,600

2016

101

79,200

2018

101

2,900

2017

101

2,900

2016

101

2,900

Total:

224,000

Total:

219,100

Total:

215,200

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

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

136,400

0

1,500

83,500

0

221,400

C

0

221,400

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

257

08/01/2005

12

REROOF

4,000

0

NVC

314

10/01/1988

MN

Manual Note

17,000

0

DORMER BTH

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/28/2018

333

2

MEASURED

01/06/2006

311

15

PERMIT VISIT

10/03/2003

274

3

MEAS+INSPCTD

02/12/1992

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

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

13,360

SF

6.25

1.0000

5

1.0000

1.00

MA

1.00

1.00

6.25

83,500

Total Card Land Units:

0.31

AC

Parcel Total Land Area:

0.31

AC

Total Land Value:

83,500

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		SAME
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	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	1						
Total Rooms	6						
Bath Style	G		GOOD				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12		CONCRETE				
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	1						

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
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		20.12	19,879	
EFP	ENCL PORCH	0	140		30.12	4,217	
FFL	1ST FLOOR	988	988		100.40	99,192	
GAR	GARAGE	0	240		40.16	9,638	
PAT	PATIO	0	120		5.02	602	
STG	STORAGE	0	172		40.28	6,927	
TQS	3/4 STORY	741	988		75.30	74,394	
WDK	WOOD DECK	0	120		14.22	1,707	

Ttl. Gross Liv/Lease Area:		1,729	3,756	2,157		216,556	
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