

State Use 101
Print Date 12/18/2019 1:08:49 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
PRATTE STEVEN L 40 RANKIN AV EAST LONGMEADOW MA 01028 GIS ID F_382130_2851113												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		159300		159,300											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		87200		87,200											
												RESIDENTL.		101		2300		2,300											
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
												Total		248,800		248,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
PRATTE STEVEN L FERRI-MAJEWSKI ANN H FERRI ANN H LE CHRISTOPHER M + MATT FERRI ANN H,				20347 0349		07-11-2014		Q		I		210,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				20347 0345		07-11-2014		U		I		1		1A		2019	101	148,700	2018	101	137,200	2017	101	134,100					
				15679 0266		02-01-2006		U		I		1		1A															
				04415 0205		05-02-1977		U		I		0																	
												Total		234400		Total		222900		Total		217800							
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int														
Total				0.00																									
ASSESSING NEIGHBORHOOD																APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 159,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 87,200 Special Land Value 0 Total Appraised Parcel Value 248,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 248,800													
Nbhd		Nbhd Name			B			Tracing			Batch																		
0001								101			MA																		
NOTES																													
2018 PERMIT ASSUMED COMPLETED																													
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	
201802599		08-09-2018		7		REMODEL		9,786		05-22-2019		100		05-22-2019		11X12 FIN BMT W/S		05-22-2019						334		15		PERMIT VISIT	
110		05-12-2000		4		ADDITION		25,000								FMLY RM & BTHRM		09-19-2014						317		3		MEAS+INSPCTD	
																		05-10-2007						250		14		INSPECTED	
																		03-22-2004						274		2		MAILER SENT	
																		10-03-2003						247		15		MEASURED	
																		01-29-2001						131		14		PERMIT VISIT	
																		07-21-1992										INSPECTED	
LAND LINE VALUATION SECTION																													
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value					
1	101	ONE FAM		RC				16,575 SF		5.26	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.26	87,200					
Total Card Land Units								0.381 AC		Parcel Total Land Area: 0.3805								Total Land Value								87,200			

Property Location 40 RANKIN AV
 Vision ID 1715

Account # 1751

Map ID 26/ 104/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/18/2019 1:08:49 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	87.84	
Interior Floor 2	4	CARPET	RCN	227,606	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1940	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	159,300	
FBM Sqft	132		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
2	GAZEBO			L	92	18.00	2002	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	60	7.48	2015	60	0.00	AV	A	1.00	300
07	POOLA-C	OB	Outbuildi	L	20	69.00	2015	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,220		20.58	25,107
EFB	ENCL PORCH	0	100		30.87	3,087
FFL	1ST FLOOR	1,220	1,220		102.90	125,533
GAR	GARAGE	0	360		41.16	14,817
HST	HALF STORY	508	1,016		51.45	52,271
WDK	WOOD DECK	0	468		14.51	6,791
Ttl Gross Liv / Lease Area		1,728	4,384	2,212		227,606

