

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
WHITCOMB JENNAH K 44 RANKIN AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	143000		143,000																				
												RES LAND		101	87300		87,300																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500																				
				SUPPLEMENTAL DATA																																	
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
GIS ID F_382121_2851193												Total		230,800		230,800																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
WHITCOMB JENNAH K MURPHY FRANCIS V JR				21754 03199		0245 0417		07-06-2017 07-14-1966		Q U		I I		245,000 0		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
																		2019		101	139,300	2018	101	129,200	2017	101	123,800										
																				101		84,600		101	84,600		101	82,600									
																				101		500		101	500		101	500									
																Total		224400		Total		214300		Total		206900											
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		2,400.00																															
ASSESSING NEIGHBORHOOD																																					
Nbhd		Nbhd Name		B		Tracing		Batch																													
0001						101		MA																													
NOTES																																					
																		APPRAISED VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)										143,000									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										500									
																		Appraised Land Value (Bldg)										87,300									
																		Special Land Value										0									
																		Total Appraised Parcel Value										230,800									
																		Valuation Method										C									
																		Adjustment																			
																		Net Total Appraised Parcel Value										230,800									
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												
201401739		05-23-2014		25		WINDOWS		4,297		03-20-2015		100		03-20-2015		4 REPLACEMENT,		03-20-2015					317	15	PERMIT VISIT												
																		04-08-2004					319	14	INSPECTED												
																		03-22-2004					AO	22	MAILER SENT												
																		10-03-2003					274	2	MEASURED												
																		03-26-1992					131	3	MEAS+INSPCTD												
																		01-17-1992					107	22	MAILER SENT												
																		02-04-1981					500	3	MEAS+INSPCTD												
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				16,725	SF	5.22	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.22	87,300												
Total Card Land Units																		0.384	AC	Parcel Total Land Area:				0.3840	Total Land Value										87,300		

Property Location 44 RANKIN AV
 Vision ID 1716

Account # 1752

Map ID 26/ 105/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/18/2019 1:08:59 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	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	94.16	
Interior Floor 2	4	CARPET	RCN	204,353	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1953	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	143,000	
FBM Sqft	456		Dep % Ovr		
FBM Quality	1		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
02	SHED/FR			L	120	7.48	1994	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		22.76	20,755
FFL	1ST FLOOR	1,008	1,008		114.04	114,949
GAR	GARAGE	0	264		45.79	12,088
HST	HALF STORY	456	912		57.02	52,001
OSP	SCRN PORCH	0	168		16.97	2,851
WDK	WOOD DECK	0	104		16.45	1,711
Ttl Gross Liv / Lease Area		1,464	3,368	1,792		204,353

