

Property Location

43 RANKIN AV

Map ID

26/ 100/ 0/ /

Bldg Name

State Use

101

Vision ID

1711

Account #

1747

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:47:46

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
SCHALER GEORGE B SCHALER BARBARAA 43 RANKIN AVE EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	122600	122,600												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	93200	93,200												
										RESIDNTL.	101	300	300												
		SUPPLEMENTAL DATA								Total				216,100		216,100									
GIS ID		F_382322_2851212		Mailed		Alt Prcl ID		Received																	
						SP Permit		NIA																	
						Chapter Land		Field 8																	
						OC Dates		Field 9																	
						In+Ex FY		Field 10																	
						Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
SCHALER GEORGE B DOWNS DANIEL DOWNS DOWNS		07180		0564		05-31-1989		U		I		130,500		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		6694		0026		11-25-1987		U		I		1		1A		2020	101	116,200	2019	101	113,000	2018	101	104,500	
		6694		0025		11-25-1987		U		I		22,000					101	93,200		101	90,200		101	90,200	
		05779		0229		03-21-1985		U		I		71,000					101	300		101	900		101	900	
														Total		209700		Total		204100		Total		195600	
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							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								122,600							
0001						101		MA		Appraised Xf (B) Value (Bldg)								0							
										Appraised Ob (B) Value (Bldg)								300							
										Appraised Land Value (Bldg)								93,200							
										Special Land Value								0							
										Total Appraised Parcel Value								216,100							
										Valuation Method								C							
										Adjustment															
										Net Total Appraised Parcel Value								216,100							
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											
202001371	04-27-2020	25	WINDOWS	3,686	06-01-2020	100	06-01-2020	REPLACE 2 WINDO	06-29-2020			334	15	PERMIT VISIT											
201902212	06-19-2019	25	WINDOWS	1,554	06-01-2020	100	06-01-2020	1 REPL	06-01-2020			400	15	PERMIT VISIT											
201802673	08-21-2018	10	SHED	5,500	06-01-2020	0		NO START RECK 6/	05-22-2019			334	15	PERMIT VISIT											
201702854	11-08-2017	12	REROOF	7,000	07-24-2018	100	07-24-2018		07-24-2018			400	15	PERMIT VISIT											
39	03-01-1992	MN	Manual Note	6,000				ADDITION	06-23-2004			317	14	INSPECTED											
26	02-01-1992	MN	Manual Note	700				SHED	03-22-2004			AO	22	MAILER SENT											
15	01-01-1982	MN	Manual Note					WOOD STOVE	10-03-2003			274	2	MEASURED											
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				32,688 SF	2.85	1.000	5	LAND	1.00	MA	1.00		0		1.000	2.85	93,200					
Total Card Land Units							0.750	AC	Parcel Total Land Area:				0.7504	Total Land Value							93,200				

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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	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		98.31
Interior Floor 1	4	CARPET	RCN		215,116
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1949
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		122,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	64	7.48	1970	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		22.73	20,726	
FFL	1ST FLOOR	1,248	1,248		113.88	142,120	
HST	HALF STORY	456	912		56.94	51,928	
WDK	WOOD DECK	0	24		14.23	342	
Ttl Gross Liv / Lease Area		1,704	3,096	1,889		215,116	

