

Property Location

39 RANKIN AV

Map ID

26/ 101/ 0/ /

Bldg Name

State Use

101

Vision ID

1712

Account #

1748

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:48:01

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
DOYLE JAMES K DOYLE AMY B 39 RANKIN AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	215800	215,800		
						RES LAND	101	85800	85,800		
						RESIDNTL.	101	6500	6,500		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 5/11/2010 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
GIS ID F_382369_2851049						Total				308,100	308,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DOYLE JAMES K DELANEY DANIEL J GRAHAM,MATTHEW H GRAHAM MATTHEW H, GRAHAM MATTHEW +,		22489	0140	12-18-2018	Q	I	320,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		18353	0549	06-23-2010	U	I	306,000		2020	101	204,700	2019	101	199,100	2018	101	187,900
		14210	0122	05-24-2004	U	I	1	1A		101	85,800		101	83,200		101	83,200
		11760	0085	07-18-2001	U	I	1	1A		101	6,500		101	6,500		101	6,500
		09861	0207	05-15-1997	U	I	111,700		Total		297000	Total		288800	Total		277600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
MA			

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

APPRAISED VALUE SUMMARY			
Appraised BLDG. Value (Card)	215,800		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	6,500		
Appraised Land Value (Bldg)	85,800		
Special Land Value	0		
Total Appraised Parcel Value	308,100		
Valuation Method	C		
Adjustment			
Net Total Appraised Parcel Value	308,100		

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	
201502994	12-01-2015	25	WINDOWS	2,141	05-06-2016	100	05-06-2016	ONE REPLACEMEN	05-06-2016			317	15	PERMIT VISIT	
201203325	10-19-2012	25	WINDOWS	5,547				NVC	05-29-2013			317	15	PERMIT VISIT	
132	05-11-2005	4	ADDITION	35,000				OC 5/11/2010 16` X	02-25-2011			317	16	FIELDREV CHG	
									04-14-2010			400	25	OC VISIT	
									01-18-2007			311	15	PERMIT VISIT	
									01-05-2006			311	3	MEAS+INSPCTD	
									03-22-2004			250	22	MAILER SENT	

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				12,511 SF	6.86	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.86	85,800
Total Card Land Units							0.287	AC	Parcel Total Land Area: 0.2872							Total Land Value					85,800

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+	AVG. (+)	#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	
Exterior Wall 2			101	ONE FAM	
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	93.95	
Interior Floor 2			RCN	259,970	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1949	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	5		Depreciation Code	VG	
Full Baths	2		Remodel Rating	04	
Half Baths	0		Year Remodeled	2005	
Extra Fixtures	0		Depreciation %	17	
Total Rooms	8		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	83	
Extra Kitchen St			RCNLD	215,800	
FBM Sqft	228		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
03	GARAGE	OB	Outbuildi	L	330	28.18	1963	70	0.00	GD	A	1.00	6,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		23.85	21,754	
FFL	1ST FLOOR	1,211	1,211		119.53	144,746	
HST	HALF STORY	410	820		59.76	49,006	
OPF	OPEN PORCH	0	128		12.14	1,554	
TQS	3/4 STORY	359	479		89.58	42,910	
Ttl Gross Liv / Lease Area		1,980	3,550	2,175		259,970	

