

Property Location

38 RANKIN AV

Map ID

26/ 103/ 0/ /

Bldg Name

State Use

101

Vision ID

1714

Account #

1750

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:48:24

|                                                                                   |            |                   |             |                   |           |            |             |              |                         |                                  |       |                                                                     |          |                                            |              |                 |      |       |          |               |            |          |  |          |  |
|-----------------------------------------------------------------------------------|------------|-------------------|-------------|-------------------|-----------|------------|-------------|--------------|-------------------------|----------------------------------|-------|---------------------------------------------------------------------|----------|--------------------------------------------|--------------|-----------------|------|-------|----------|---------------|------------|----------|--|----------|--|
| CURRENT OWNER                                                                     |            | TOPO TYPE         |             | UTILITY           |           | STREET     |             | LOCATION     |                         | CURRENT ASSESSMENT               |       |                                                                     |          | <div>1006</div> <div>EAST LONGMEADOW</div> |              |                 |      |       |          |               |            |          |  |          |  |
| GIBBINGS KEITH<br>GIBBINGS EMILY<br>38 RANKIN AVE<br><br>EAST LONGMEADOW MA 01028 |            | TOPO WET          |             | EASEMENT          |           | TRAFFIC    |             | CORNER       |                         | Description                      | Code  | Appraised                                                           | Assessed |                                            |              |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              |                         | RESIDNTL.                        | 101   | 142200                                                              | 142,200  |                                            |              |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            | DRAINAGE          |             |                   |           | VIEW       |             | COMMUNITY    |                         | RES LAND                         | 101   | 86600                                                               | 86,600   |                                            |              |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              |                         | RESIDNTL.                        | 101   | 300                                                                 | 300      |                                            |              |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            | SUPPLEMENTAL DATA |             |                   |           |            |             |              |                         | Total                            |       |                                                                     |          | 229,100                                    |              | 229,100         |      |       |          |               |            |          |  |          |  |
| GIS ID                                                                            |            | F_382138_2851034  |             | Mailed            |           | Assoc Pid# |             |              |                         |                                  |       |                                                                     |          |                                            |              |                 |      |       |          |               |            |          |  |          |  |
| RECORD OF OWNERSHIP                                                               |            | BK-VOL/PAGE       |             | SALE DATE         |           | Q/U        |             | V/I          |                         | SALE PRICE                       |       | VC                                                                  |          | PREVIOUS ASSESSMENTS (HISTORY)             |              |                 |      |       |          |               |            |          |  |          |  |
| GIBBINGS KEITH<br>GIBBINGS,KEITH M<br>KIRSNER STEVEN R,<br>OSTRANDER LYMAN R      |            | 13285 0325        |             | 06-11-2003        |           | U          |             | I            |                         | 1                                |       | 1A                                                                  |          | Year                                       | Code         | Assessed        | Year | Code  | Assessed | Year          | Code       | Assessed |  |          |  |
|                                                                                   |            | 11105 0503        |             | 02-25-2000        |           | U          |             | I            |                         | 121,000                          |       |                                                                     |          | 2020                                       | 101          | 134,300         | 2019 | 101   | 130,400  | 2018          | 101        | 120,000  |  |          |  |
|                                                                                   |            | 07795 0162        |             | 08-30-1991        |           | U          |             | I            |                         | 113,500                          |       |                                                                     |          |                                            | 101          | 86,600          |      | 101   | 83,900   |               | 101        | 83,900   |  |          |  |
|                                                                                   |            | 01738 0481        |             | 05-23-1942        |           | U          |             | I            |                         | 0                                |       |                                                                     |          |                                            | 101          | 300             |      | 101   | 300      |               | 101        | 300      |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              |                         |                                  |       |                                                                     |          | Total                                      |              | 221200          |      | Total |          | 214600        |            | Total    |  | 204200   |  |
| 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                                                            |            |                   |             |                   |           |            |             |              |                         |                                  |       |                                                                     |          | APPRAISED VALUE SUMMARY                    |              |                 |      |       |          |               |            |          |  |          |  |
| Nbhd                                                                              |            | Nbhd Name         |             | B                 |           | Tracing    |             | Batch        |                         | Appraised BLDG. Value (Card)     |       |                                                                     |          | 142,200                                    |              |                 |      |       |          |               |            |          |  |          |  |
| 0001                                                                              |            |                   |             |                   |           | 101        |             | MA           |                         | Appraised Xf (B) Value (Bldg)    |       |                                                                     |          | 0                                          |              |                 |      |       |          |               |            |          |  |          |  |
| NOTES<br><br>EFP TO FFL FIELD CHANGE                                              |            |                   |             |                   |           |            |             |              |                         | Appraised Ob (B) Value (Bldg)    |       |                                                                     |          | 300                                        |              |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              |                         | Appraised Land Value (Bldg)      |       |                                                                     |          | 86,600                                     |              |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              |                         | Special Land Value               |       |                                                                     |          | 0                                          |              |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              |                         | Total Appraised Parcel Value     |       |                                                                     |          | 229,100                                    |              |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              |                         | Valuation Method                 |       |                                                                     |          | C                                          |              |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              |                         | Adjustment                       |       |                                                                     |          |                                            |              |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              |                         | Net Total Appraised Parcel Value |       |                                                                     |          | 229,100                                    |              |                 |      |       |          |               |            |          |  |          |  |
| 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                             |              |                 |      |       |          |               |            |          |  |          |  |
| 201202175                                                                         | 05-16-2012 | 21                | SIDING      | 15,000            |           |            |             | OC 8/25/2004 | 07-11-2012              |                                  |       | 317                                                                 | 15       | PERMIT VISIT                               |              |                 |      |       |          |               |            |          |  |          |  |
| 221                                                                               | 09-04-2003 | 4                 | ADDITION    | 16,592            |           |            |             |              | 04-14-2004              |                                  |       |                                                                     | 318      | 14                                         | INSPECTED    |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              | 03-22-2004              |                                  |       |                                                                     | 250      | 22                                         | MAILER SENT  |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              | 01-29-2004              |                                  |       |                                                                     | 296      | 15                                         | PERMIT VISIT |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              | 10-03-2003              |                                  |       |                                                                     | 274      | 2                                          | MEASURED     |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             |              | 08-03-1992              |                                  |       |                                                                     | 131      | 14                                         | INSPECTED    |                 |      |       |          |               |            |          |  |          |  |
|                                                                                   |            |                   |             |                   |           |            |             | 04-14-1992   |                         |                                  |       | 131                                                                 | 1        | LEFT NOTICE                                |              |                 |      |       |          |               |            |          |  |          |  |
| 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          |                   |           |            | 14,624 SF   | 5.92         | 1.000                   | 5                                | LAND  | 1.00                                                                | MA       | 1.00                                       |              |                 | 0    |       | 1.000    | 5.92          | 86,600     |          |  |          |  |
| Total Card Land Units                                                             |            |                   |             |                   |           |            | 0.336       | AC           | Parcel Total Land Area: |                                  |       |                                                                     | 0.3357   | Total Land Value                           |              |                 |      |       |          |               | 86,600     |          |  |          |  |

| CONSTRUCTION DETAIL                                                |             |    |               |     |       |            | CONSTRUCTION DETAIL (CONTINUED) |             |           |                |            |      |            |
|--------------------------------------------------------------------|-------------|----|---------------|-----|-------|------------|---------------------------------|-------------|-----------|----------------|------------|------|------------|
| Element                                                            |             | Cd | Description   |     |       |            | Element                         |             | Cd        | Description    |            |      |            |
| Style                                                              | 05          |    | CAPE          |     |       |            | Basement Floor                  | 12          |           |                |            |      |            |
| 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                                                    | 4           |    | VINYL         |     |       |            | 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                   |             |           |                | 93.46      |      |            |
| Interior Floor 1                                                   | 3           |    | HARDWOOD      |     |       |            | RCN                             |             |           |                | 225,640    |      |            |
| Interior Floor 2                                                   | 4           |    | CARPET        |     |       |            | Net Other Adj                   |             |           |                |            |      |            |
| Heat Fuel                                                          | 1           |    | OIL           |     |       |            | Year Built                      |             |           |                | 1942       |      |            |
| Heat Type                                                          | 5           |    | STEAM         |     |       |            | Effective Year Built            |             |           |                | 1981       |      |            |
| AC Type                                                            | 01          |    | NONE          |     |       |            | Depreciation Code               |             |           |                | AG         |      |            |
| Bedrooms                                                           | 4           |    |               |     |       |            | Remodel Rating                  |             |           |                |            |      |            |
| Full Baths                                                         | 1           |    |               |     |       |            | Year Remodeled                  |             |           |                |            |      |            |
| Half Baths                                                         | 0           |    |               |     |       |            | Depreciation %                  |             |           |                | 37         |      |            |
| 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             |             |           |                | 63         |      |            |
| Extra Kitchens                                                     | 0           |    |               |     |       |            | RCNLD                           |             |           |                | 142,200    |      |            |
| Extra Kitchen St                                                   |             |    |               |     |       |            | Dep % Ovr                       |             |           |                |            |      |            |
| FBM Sqft                                                           |             |    |               |     |       |            | Dep Ovr Comment                 |             |           |                |            |      |            |
| FBM Quality                                                        |             |    |               |     |       |            | Misc Imp Ovr                    |             |           |                |            |      |            |
| Fireplaces                                                         | 1           |    |               |     |       |            | Misc Imp Ovr Comment            |             |           |                |            |      |            |
| WS Flues                                                           |             |    |               |     |       |            | 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   | 63    | 7.48       | 1975                            | 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          | 1,016                           |             | 20.39     | 20,717         |            |      |            |
| FFL                                                                | 1ST FLOOR   |    |               |     |       | 1,116      | 1,116                           |             | 102.05    | 113,892        |            |      |            |
| GAR                                                                | GARAGE      |    |               |     |       | 0          | 240                             |             | 40.82     | 9,797          |            |      |            |
| TQS                                                                | 3/4 STORY   |    |               |     |       | 762        | 1,016                           |             | 76.54     | 77,765         |            |      |            |
| WDK                                                                | WOOD DECK   |    |               |     |       | 0          | 240                             |             | 14.46     | 3,470          |            |      |            |
| Ttl Gross Liv / Lease Area                                         |             |    |               |     |       | 1,878      | 3,628                           | 2,211       |           | 225,640        |            |      |            |

