

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
PARKER ROBERT K PARKER ALEXANDER + PARKER ME 25 RANKIN AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	124700		124,700																				
												RES LAND		101	88100		88,100																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400																				
EAST LONGMEADOW MA 01028				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_382429_2850826												Total		213,200		213,200																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
PARKER ROBERT K PARKER ALEXANDER PARKER ROBERT K + ALEXANDER PARK HYUN JUNG LE CLERC,ELIZABETH A				21192 0161		05-25-2016		U		I		100		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
				20793 0464		07-20-2015		U		I		100		1A		2020		101	118,400	2019	101	115,300	2018	101	106,900												
				20704 0363		05-15-2015		Q		I		180,000		00				101	88,100		101	85,400		101	85,400												
				18349 0570		06-23-2010		U		I		212,500						101	400		101	400		101	400												
				10860 0175		07-26-1999		U		I		1		1A																							
														Total		206900		Total		201100		Total		192700													
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																																					
Nbhd		Nbhd Name		B		Tracing		Batch																													
0001						101		MA																													
NOTES																																					
FAMILY ROOM IN BMT																		Appraised BLDG. Value (Card)						124,700													
																		Appraised Xf (B) Value (Bldg)						0													
																		Appraised Ob (B) Value (Bldg)						400													
																		Appraised Land Value (Bldg)						88,100													
																		Special Land Value						0													
																		Total Appraised Parcel Value						213,200													
																		Valuation Method						C													
																		Adjustment																			
																		Net Total Appraised Parcel Value						213,200													
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									
201702606 295		10-06-2017 01-01-1986		62 MN		SOLAR Manual Note		22,572		05-22-2018		100		05-22-2018		SOLAR IN BACK OF SHED		05-22-2018 09-25-2015 03-04-2011 03-22-2004 10-03-2003 02-06-1992 01-17-1992						400 317 317 250 274 105 107		15 3 16 22 2 3 22		PERMIT VISIT MEAS+INSPCTD FIELDREV CHG MAILER SENT MEASURED MEAS+INSPCTD 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				18,942 SF		4.65		1.000	5	LAND	1.00	MA	1.00			0			1.000		4.65		88,100										
																		Total Card Land Units 0.435 AC Parcel Total Land Area: 0.4348										Total Land Value 88,100									

Property Location 25 RANKIN AV
Vision ID 2039

Account # 2076

Map ID 27/ 66/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-03-2020 1:36:45 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	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	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	99.05	
Interior Floor 2			RCN	218,757	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1940	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	124,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	80	7.48	1986	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	57	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,024		23.67	24,241
BNT	BSMT ENTRY	0	25		4.73	118
EFB	ENCL PORCH	0	170		35.47	6,031
FFL	1ST FLOOR	1,024	1,024		118.25	121,085
GAR	GARAGE	0	216		47.08	10,169
TQS	3/4 STORY	483	644		88.69	57,113
Ttl Gross Liv / Lease Area		1,507	3,103	1,850		218,757

