

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
WALSH MEGAN WALSH EDWARD 10 RANKIN AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	211000		211,000										
												RES LAND		101	85200		85,200										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400										
				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_382209_2850476												Total		296,600		296,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
WALSH MEGAN DRISCOLL CAROL R CANTALINI CHRISTINA E, WYCHOWSKI,ADAM G + SULLIVAN,JOHN M				22716 75		06-19-2019		Q		I		307,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				19387 0571		08-09-2012		U		I		270,000		00		2020		101	204,700	2019	101	199,200	2018	101	184,400		
				17350 0483		06-16-2008		U		I		315,000						101	85,200		101	82,700		101	82,700		
				12213 0101		03-12-2002		U		I		225,000						101	400		101	400		101	400		
				11647 0192		05-18-2001		U		I		225,000															
														Total		290300		Total		282300		Total		267500			
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																											
SHED EST FIELD CHANGE														Appraised BLDG. Value (Card) 211,000													
														Appraised Xf (B) Value (Bldg) 0													
														Appraised Ob (B) Value (Bldg) 400													
														Appraised Land Value (Bldg) 85,200													
														Special Land Value 0													
														Total Appraised Parcel Value 296,600													
														Valuation Method C													
														Adjustment													
														Net Total Appraised Parcel Value 296,600													
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		
287		10-17-2000		2		DWELLING		106,000										01-23-2015					317	2	MEASURED		
																		01-21-2003					274	14	INSPECTED		
																		02-12-2002					274	15	PERMIT VISIT		
																		01-30-2001					247	15	PERMIT VISIT		
																		09-03-1980					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				11,110	SF	7.67	1.000	5	LAND	1.00	MA	1.00				0			1.000	7.67	85,200		
Total Card Land Units								0.255	AC	Parcel Total Land Area: 0.2551				Total Land Value 85,200													

Property Location 10 RANKIN AV
Vision ID 2047

Account # 2084

Map ID 27/ 73/ 11/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-03-2020 1:37:47 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 Story	Units	1	
Foundation	1		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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	93.71	
Interior Floor 2	3	HARDWOOD	RCN	239,812	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2000	
AC Type	01	NONE	Effective Year Built	2006	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	12	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	88	
Extra Kitchen St			RCNLD	211,000	
FBM Sqft			Dep % Ovr		
FBM Quality			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	80	7.48	2014	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		21.94	16,848	
FFL	1ST FLOOR	768	768		109.40	84,022	
GAR	GARAGE	0	462		43.81	20,240	
HST	HALF STORY	231	462		54.70	25,272	
OPF	OPEN PORCH	0	96		11.40	1,094	
SFL	2ND FLOOR	820	820		109.40	89,711	
WDK	WOOD DECK	0	168		15.63	2,626	
Ttl Gross Liv / Lease Area		1,819	3,544	2,192		239,812	

