

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
ROLDAN CHRISTOPHER J NIEVES MELINDA S 34 RANKIN AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	125500		125,500																		
												RES LAND		101	93300		93,300																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700																		
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
				Alt Prcl ID																															
				SP Permit																															
GIS ID F_382146_2850959 Mailed				Chapter Land						Total219,500219,500																									
				OC Dates																															
				In+Ex FY																															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
ROLDAN CHRISTOPHER J SHEA MICHAEL W JOHNSON PHILIP J + DALE E, HEATHCOTE EDITH				21328		0286		08-26-2016		Q		I		216,000		00		Year		Code		Assessed		Year		Code		Assessed							
				11191		0489		05-11-2000		U		I		120,000				2021		101		120,100		2020		101		113,700							
				07540		0187		09-05-1990		U		I		125,500						101		86,300				101		86,300							
				01713		0236		05-16-1941		U		I		0						101		700				101		700							
																		Total		207,100		Total		200,700		Total		194,900							
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																											
Year		Code		Description				Amount		Code		Description				YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY													
Total				0.00																															
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card)125,500 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)700 Appraised Land Value (Bldg)93,300 Special Land Value0 Total Appraised Parcel Value219,500 Valuation MethodC Adjustment Net Total Appraised Parcel Value219,500																	
Nbhd				Nbhd Name				B				Tracing				Batch																			
0001												101				MA																			
NOTES																																			
BATH REMOD 1992																																			
SHED EST FIELD CHANGE																																			
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							
260		08-17-2007		17		DECK		5,000				0				18X24'		01-23-2017						317		16		FIELDREV CHG							
																		02-04-2008						317		15		PERMIT VISIT							
																		04-13-2004						319		14		INSPECTED							
																		03-22-2004						AO		22		MAILER SENT							
																		10-03-2003						274		2		MEASURED							
																		07-30-1992						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				14,025 SF		6.65	1.000	5	LAND	1.00	MA	1.00			0			1.000	6.65	93,300											
Total Card Land Units																		0.32		AC	Parcel Total Land Area: 0.32			Total Land Value										93,300	

Property Location 34 RANKIN AV
 Vision ID 1713

Account # 1749

Map ID 26/ 102/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/3/2021 4:17:00 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	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		108.71
Interior Floor 1	3	HARDWOOD	RCN		199,132
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1941
Heat Type	5	STEAM	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	F	FAIR	Overall % Condition		63
Extra Kitchens	0		RCNLD		125,500
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
19	PATIO			L	100	5.75	1998	60	0.00	AV	F	0.90	300
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	672		24.30	16,330	
FFL	1ST FLOOR	672	672		121.87	81,895	
GAR	GARAGE	0	240		48.75	11,699	
OPF	OPEN PORCH	0	140		12.19	1,706	
SFL	2ND FLOOR	672	672		121.87	81,895	
WDK	WOOD DECK	0	328		17.09	5,606	
Ttl Gross Liv / Lease Area		1,344	2,724	1,634		199,132	

