

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
SMITH JONATHAN K SMITH TINAA 27 RANKIN AVE EAST LONGMEADOW MA 01028 GIS ID F_382409_2850901												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	132500		132,500														
												RES LAND		101	94100		94,100														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1700		1,700														
				SUPPLEMENTAL DATA								Total		228,300		228,300															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
SMITH JONATHAN K NOSSAL PETER C				10014		0049		09-30-1997		U		I		133,500				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				03267		0029		06-26-1967		U		I		0				2021		101	127,000	2020	101	120,300	2019	101	117,000				
																		101	87,000		101	87,000		101	84,400						
																		101	1,700		101	1,700		101	1,700						
				Total										Total		215,700		Total		209,000		Total		203,100							
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				Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value													
0001										101				MA																	
NOTES																															
																		APPRAISED VALUE SUMMARY													
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						
202101812 192		05-14-2021 01-01-1984		21 MN		SIDING Manual Note		22,452				0				VINYL SHED		01-23-2015					317	14	INSPECTED						
																		01-16-2015					317	2	MEASURED						
																		10-03-2003					274	2	MEASURED						
																		07-18-1998					232	3	MEAS+INSPCTD						
																		02-04-1992					131	3	MEAS+INSPCTD						
																		01-17-1992					107	22	MAILER SENT						
																		02-22-1985					500	15	PERMIT VISIT						
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				16,112	SF	5.84		1.000	5	LAND	1.00	MA	1.00				0			1.000	5.84		94,100				
								Total Card Land Units		0.37		AC	Parcel Total Land Area: 0.37														Total Land Value		94,100		

Property Location 27 RANKIN AV
 Vision ID 2038

Account # 2075

Map ID 27/ 65/ 0/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/3/2021 5:04:14 PM

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	1	WOOD SHING	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	101.03	
Interior Floor 1	3	HARDWOOD	RCN	232,515	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1939	
Heat Type	3	FORCED H/W	Effective Year Built	1975	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	43	
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	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	132,500	
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	1	YES	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	64	7.48	2002	70	0.00	GD	A	1.00	300
19	PATIO			L	400	5.75	2004	60	0.00	AV	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	780		23.03	17,965	
FFL	1ST FLOOR	1,198	1,198		115.16	137,966	
GAR	GARAGE	0	200		46.07	9,213	
TQS	3/4 STORY	585	780		86.37	67,371	
Ttl Gross Liv / Lease Area		1,783	2,958	2,019		232,515	

