

State Use 101
Print Date 11/3/2021 5:04:37 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
LAVOIE JOSEPH O SR LAVOIE EDNA M 17 RANKIN AV EAST LONGMEADOW MA 01028 GIS ID F_382470_2850678												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		140500		140,500															
												RES LAND		101		96400		96,400															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		2100		2,100															
				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#																									
														Total		239,000		239,000															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
LAVOIE JOSEPH O SR US BANK NATIONAL ASSOC TR CLIFFORD JILL A DEMARS JOSEPH, CLIFFORD,JILL A				22815 0453		08-22-2019		U		I		170,000		1L		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				22407 0061		10-18-2018		U		I		236,592		1L		2021		101		134,800		2020		101		127,900		2019		101		124,500	
				18616 0521		12-31-2010		U		I		1		1A				101		89,100				101		89,100				101		86,700	
				16279 0221		10-25-2006		U		I		290,000						101		2,100				101		2,100				101		2,100	
				11933 0468		10-22-2001		U		I		169,500																					
				Total												Total		226,000		Total		219,100		Total		213,300							
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 BLDG. Value (Card) 140,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,100 Appraised Land Value (Bldg) 96,400 Special Land Value 0 Total Appraised Parcel Value 239,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 239,000													
Nbhd				Nbhd Name				B				Tracing				Batch																	
0001												101				MA																	
NOTES																																	
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					
201903334		12-01-2019		91		INSULATION		5,200				0				ALTER		01-16-2015						317		2		MEASURED					
16		01-01-1992		MN		Manual Note		4,000										03-22-2004						250		22		MAILER SENT					
																		10-02-2003						274		2		MEASURED					
																								131		15		PERMIT VISIT					
																								131		14		INSPECTED					
																								131		1		LEFT NOTICE					
																						107		22		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				22,116	SF	4.36	1.000	5	LAND	1.00	MA	1.00				0			1.000	4.36	96,400								
Total Card Land Units								0.51	AC	Parcel Total Land Area: 0.51								Total Land Value										96,400					

Property Location 17 RANKIN AV
Vision ID 2041

Account # 2078

Map ID 27/ 68/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	4	CARPET	Adj Base Rate	104.62	
Interior Floor 2	3	HARDWOOD	RCN	222,994	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1940	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	140,500	
FBM Sqft	390		Dep % Ovr		
FBM Quality	3		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	468	7.48	1953	60	0.00	AV	A	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	780		24.52	19,124	
EFP	ENCL PORCH	0	106		37.01	3,923	
FFL	1ST FLOOR	780	780		122.59	95,621	
GAR	GARAGE	0	528		48.99	25,867	
OPF	OPEN PORCH	0	81		12.11	981	
PAT	PATIO	0	267		5.97	1,594	
TQS	3/4 STORY	585	780		91.94	71,716	
WDK	WOOD DECK	0	240		17.37	4,168	
Ttl Gross Liv / Lease Area		1,365	3,562	1,819		222,994	

