

State Use 101
Print Date 12/12/2022 3:18:07 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
WHITCOMB JENNAH K 44 RANKIN AV EAST LONGMEADOW MA 01028 GIS ID F_382121_2851193 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	173500		173,500					
												RES LAND		101	103700		103,700					
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	500		500					
				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		277,700		277,700						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
WHITCOMB JENNAH K MURPHY FRANCIS V JR				21754 03199	0245 0417	07-06-2017 07-14-1966	Q U	I I	245,000 0	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
											2022	101	156,900	2021	101	150,600	2020	101	143,000			
												101	94,300		101	87,300						
												101	500		101	500						
											Total		251,700		Total		238,400		Total		230,800	
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				2,400.00																		
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name				Tracing				Batch				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 173,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 103,700 Special Land Value 0 Total Appraised Parcel Value 277,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 277,700								
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				
201401739	05-23-2014	25	WINDOWS		4,297	03-20-2015	100	03-20-2015	4 REPLACEMENT,				03-20-2015				317	15	PERMIT VISIT			
													04-08-2004				319	14	INSPECTED			
													03-22-2004				AO	22	MAILER SENT			
													10-03-2003				274	2	MEASURED			
													03-26-1992				131	3	MEAS+INSPCTD			
													01-17-1992				107	22	MAILER SENT			
													02-04-1981				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				16,725 SF	6.20	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.2	103,700	
Total Card Land Units							0.38 AC	Parcel Total Land Area: 0.38							Total Land Value							103,700

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	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
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	118.05	
Interior Floor 2	4	CARPET	RCN	247,872	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1953	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	173,500	
FBM Sqft	456		Dep % Ovr		
FBM Quality	1		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	120	7.48	1994	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		27.51	25,090	
FFL	1ST FLOOR	1,008	1,008		137.86	138,963	
GAR	GARAGE	0	264		55.35	14,613	
HST	HALF STORY	456	912		68.93	62,864	
OSP	SCRN PORCH	0	168		20.51	3,446	
WDK	WOOD DECK	0	104		27.84	2,895	
Ttl Gross Liv / Lease Area		1,464	3,368			247,872	

