

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	244200		244,200																		
												RES LAND		101	101200		101,200																		
				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		345,800		345,800																			
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		0075		06-19-2019		Q		I		307,000		00		Year		Code		Assessed		Year		Code		Assessed							
				19387		0571		08-09-2012		U		I		270,000		00		2022		101		220,100		2021		101		211,000		2020		101		204,700	
				17350		0483		06-16-2008		U		I		315,000						101		92,000				101		85,200				101		85,200	
				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		312,500		Total		296,600		Total		290,300									
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																																			
Nbhd				Nbhd Name								Tracing				Batch																			
0001												101				MA																			
NOTES																																			
SHED EST FIELD CHANGE																		Appraised BLDG. Value (Card)														244,200			
																		Appraised Xf (B) Value (Bldg)														0			
																		Appraised Ob (B) Value (Bldg)														400			
																		Appraised Land Value (Bldg)														101,200			
																		Special Land Value														0			
																		Total Appraised Parcel Value														345,800			
																		Valuation Method														C			
																		Adjustment																	
																		Net Total Appraised Parcel Value														345,800			
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	9.11	1.000	5	LAND	1.00	MA	1.00				0			1.000	9.11	101,200										
Total Card Land Units								0.26	AC	Parcel Total Land Area: 0.26				Total Land Value								101,200													

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 12/12/2022 4:05:14 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	110.42	
Interior Floor 2	3	HARDWOOD	RCN	277,545	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2000	
AC Type	01	NONE	Effective Year Built	2009	
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	244,200	
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		25.27	19,410	
FFL	1ST FLOOR	768	768		126.04	96,800	
GAR	GARAGE	0	462		50.47	23,318	
HST	HALF STORY	231	462		63.02	29,116	
OPF	OPEN PORCH	0	96		13.13	1,260	
SFL	2ND FLOOR	820	820		126.04	103,355	
WDK	WOOD DECK	0	168		25.51	4,285	
Ttl Gross Liv / Lease Area		1,819	3,544			277,545	

