

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
WHITCOMB JENNAH K 44 RANKIN AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	205400		205,400												
												RES LAND		101	114100		114,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900												
				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_382121_2851193										Total						320,400		320,400											
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			
																		2024	101	188,600	2023	101	173,500	2022	101	156,900			
																				101	114,100		101	103,700		101	94,300		
																				101	900		101	500		101	500		
				Total												Total		303,600	Total		277,700		Total		251,700				
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																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name						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	
B-24-37 201401739		01-29-2024		8		RENOVATION		26,000		06-11-2024		100		05-09-2024		FINISH PART OF B 4 REPLACEMENT,		06-11-2024						334		15		PERMIT VISIT	
		05-23-2014		25		WINDOWS		4,297		03-20-2015		100		03-20-2015				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			
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	6.82	1.000	5	LAND	1.00	MA	1.00			0			1.000	6.82	114,100					
Total Card Land Units								0.38	AC	Parcel Total Land Area: 0.38										Total Land Value				114,100					

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100 0 0
COST / MARKET VALUATION		
Adj Base Rate	142.06	
RCN	293,436	
Net Other Adj		
Year Built	1953	
Effective Year Built	1991	
Depreciation Code	GD	
Remodel Rating		
Year Remodeled		
Depreciation %	30	
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Condition	70	
RCNLD	205,400	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Val
2.00	1994	60	0.00	AV	A	1.00	900

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	912		32.57	29,703
1,008	1,008		163.20	164,507
0	264		65.53	17,295
456	912		81.60	74,420
0	168		24.29	4,080
0	104		32.95	3,427
1,464	3,368			293,436

