Property Location 48 RANKIN AV | Map ID 26/ 106/ 0/ / | Bldg Name | State Use 101
Vision ID 1717 | Account # 1753 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/19/2025 10:34:19

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
BIRTWELL JONATHAN M				
BIRTWELL DONNA M	**TOPO WET**	**EASEMENT**	**TRAFFIC**	**CORNER**
48 RANKIN DR	**DRAINAGE**		**VIEW**	**COMMUNITY**
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_382110_2851304

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	174900	174,900
RES LAND	101	120600	120,600
RESIDNTL.	101	6100	6,100
Total		301,600	301,600

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BIRTWELL JONATHAN M	06942	0259	08-23-1988	U	I	142,000	
SVENSON	02979	0469	09-20-1963	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	159,400	2024	101	147,800	2023	101	136,100
	101	120,600		101	120,600		101	108,800
	101	6,100		101	6,100		101	5,400
	Total	286,100		Total	274,500		Total	250,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	174,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,100
Appraised Land Value (Bldg)	120,600
Special Land Value	0
Total Appraised Parcel Value	301,600
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	301,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
143	07-09-1999	11	POOL	2,300				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
01-16-2015			317	2	MEASURED
03-22-2004			250	22	MAILER SENT
10-02-2003			274	2	MEASURED
11-04-1999			247	15	PERMIT VISIT
02-03-1992			131	3	MEAS+INSPCTD
01-17-1992			107	22	MAILER SENT
08-13-1980			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				28,860	SF	4.18	1.000	5	LAND	1.00	MA	1.00			0			1.000	4.18	120,600
Total Card Land Units							0.66	AC	Parcel Total Land Area:			0.66									Total Land Value		120,600

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.50	1 1/2 Stories
Foundation	1	
Exterior Wall 1	2	CLAPBOARD
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	2	SOFTWOOD
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	5	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	842	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	2	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

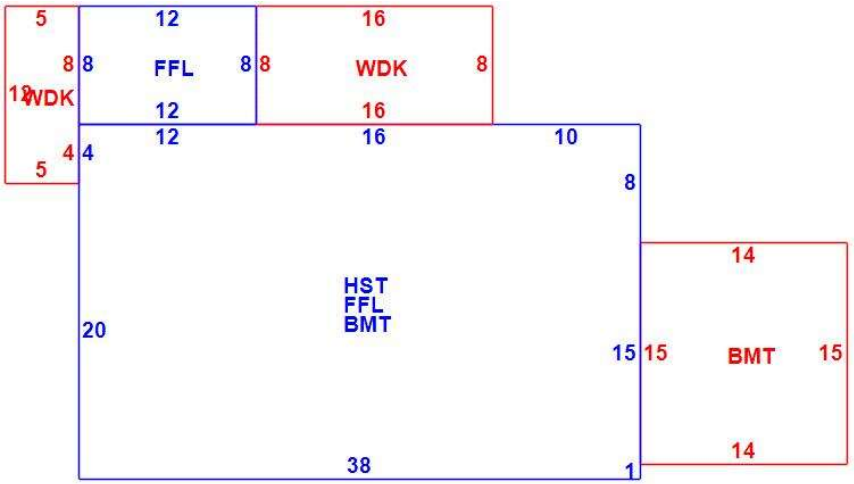
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	155.59
RCN	306,844
Net Other Adj	
Year Built	1942
Effective Year Built	1982
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	43
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	57
RCNLD	174,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
03	GARAGE	OB	Outbuildi	L	320	32.00	1950	60	0.00	AV	A	1.00	6,100

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,122		35.49	39,822
FFL	1ST FLOOR	1,008	1,008		177.78	179,200
HST	HALF STORY	456	912		88.89	81,067
WDK	WOOD DECK	0	188		35.93	6,756
	Ttl Gross Liv / Lease Area	1,464	3,230			306,844