

State Use 101
Print Date 11/19/2025 12:15:19

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
OBRIEN JESSICA M 26 RANKIN AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	172800		172,800													
												RES LAND		101	113100		113,100													
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	500		500													
GIS ID F_382161_2850810				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		286,400		286,400												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
OBRIEN JESSICA M ENRIQUEZ JEANETTE RECCHIA ANGELA ACCONCIO ROBERT A + MARLENE A, FLETCHER ELIZABETH T				25661		0559		11-20-2024		Q		I		333,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				20805		0203		07-28-2015		Q		I		214,000		00		2025	101	157,200		2024	101	145,400		2023	101	133,700		
				13332		0065		06-18-2003		U		I		169,900						113,100				102,800						
				08302		0321		01-07-1993		U		I		124,900						500				300						
				07335		0154		12-01-1989		U		I		139,500																
				Total												270,800		Total		259,000		Total		236,800						
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																														
ASSESSING NEIGHBORHOOD																														
Nbhd		Nbhd Name				Tracing		Batch																						
0001						101		MA																						
NOTES																														
														Appraised BLDG. Value (Card)								172,800								
														Appraised Xf (B) Value (Bldg)								0								
														Appraised Ob (B) Value (Bldg)								500								
														Appraised Land Value (Bldg)								113,100								
														Special Land Value								0								
														Total Appraised Parcel Value								286,400								
														Valuation Method								C								
														Adjustment																
														Net Total Appraised Parcel Value								286,400								
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		
																		01-16-2015						317		3		MEAS+INSPCTD		
																		03-22-2004						250		22		MAILER SENT		
																		10-03-2003						274		2		MEASURED		
																		02-07-1992						105		3		MEAS+INSPCTD		
																		01-17-1992						107		22		MAILER SENT		
																		07-30-1990						131		15		PERMIT VISIT		
																		02-11-1981						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				14,625 SF		7.73		1.000	5	LAND	1.00	MA	1.00				0			1.000	7.73		113,100			
Total Card Land Units								0.34		AC	Parcel Total Land Area: 0.34								Total Land Value										113,100	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	05		CAPE			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C		AVERAGE			Bsmt Garage							
Stories	1.75		1 3/4 STORIES			Units	1						
Foundation	2		CONC BLOCK			MIXED USE							
Exterior Wall 1	3		ALUMINUM			Code	Description			Percentage			
Exterior Wall 2						101	ONE FAM			100			
Roof Structure	1		GABLE							0			
Roof Cover	1		ASPHALT SH							0			
Interior Wall 1	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				162.17			
Interior Floor 1	3		HARDWOOD			RCN				303,219			
Interior Floor 2						Net Other Adj							
Heat Fuel	1		OIL			Year Built				1940			
Heat Type	5		STEAM			Effective Year Built				1982			
AC Type	01		NONE			Depreciation Code				AV			
Bedrooms	3					Remodel Rating							
Full Baths	1					Year Remodeled							
Half Baths	1					Depreciation %				43			
Extra Fixtures	0					Functional Obsol							
Total Rooms	6					External Obsol							
Bath Style	G		GOOD			Cost Trend Factor				1			
Half Bath Style	G		GOOD			Condition							
Kitchens	1					% Complete							
Kitchen Style	G		GOOD			Overall % Condition				57			
Extra Kitchens	0					RCNLD				172,800			
Extra Kitchen St						Dep % Ovr							
FBM Sqft	389					Dep Ovr Comment							
FBM Quality	3					Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	1					Cost to Cure Ovr Comment							
WS Flues													
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	96	12.00	1950	50	0.00	FR	F	0.90	500
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	778		36.32		28,257		
FFL	1ST FLOOR					778	778		181.13		140,923		
GAR	GARAGE					0	240		72.45		17,389		
OPF	OPEN PORCH					0	32		16.98		543		
OSP	SCRN PORCH					0	100		27.17		2,717		
TQS	3/4 STORY					584	778		135.97		105,782		
WDK	WOOD DECK					0	210		36.23		7,608		
Ttl Gross Liv / Lease Area						1,362	2,916				303,219		

