

State Use 101
Print Date 11/19/2025 12:16:20

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																					
LANGEVIN JUDITH B LANGEVIN JOHN E HEIRS + DEV OF 13 RANKIN AV EAST LONGMEADOW MA 01028 GIS ID F_382492_2850596												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	156900		156,900																																
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	120800		120,800																																
												RESIDNTL.		101	24200		24,200																																
				SUPPLEMENTAL DATA												Total		301,900		301,900																													
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																																	
LANGEVIN JUDITH B LANGEVIN JUDY BAHLIN PAUL A,LIFE ESTATE BAHLIN PAUL A + RUBY M,				20343 0536		07-08-2014		U		I		100		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																								
				16330 0378		11-15-2006		U		I		100		1A		2025		101	142,100	2024		101	131,500	2023		101	120,900																						
				11639 0136		05-14-2001		U		I		1		1A				101	120,800			101	120,800			101	108,900																						
				05563 0016		01-31-1984		U		I		0		1A				101	24,200			101	24,200			101	19,800																						
				Total												Total		287,100	Total		276,500	Total		249,600																									
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																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 156,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 24,200 Appraised Land Value (Bldg) 120,800 Special Land Value 0 Total Appraised Parcel Value 301,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 301,900																															
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											
																		215	06-20-2006		4	ADDITION		50,000							FAM RM & BD RM-I		03-28-2018			333	4	INFO AT DOOR											
																		02-01-2007 311 2 MEASURED																															
																		02-01-2007 311 2 MEASURED																															
																		04-28-2004 317 14 INSPECTED																															
																		03-18-2004 250 22 MAILER SENT																															
																		10-02-2003 274 2 MEASURED																															
																		02-04-1992 131 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				29,185 SF	4.14	1.000	5	LAND	1.00	MA	1.00				0		1.000	4.14	120,800																										
Total Card Land Units								0.67 AC	Parcel Total Land Area: 0.67								Total Land Value								120,800																								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	02	BUNGALOW	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
Stories	1.00	1 STORY	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	2	HIP				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		133.88	
Interior Floor 1	3	HARDWOOD	RCN		249,025	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1900	
Heat Type	3	FORCED H/W	Effective Year Built		1988	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	2		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		37	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		156,900	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	0		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
31	BARN			L	858	20.00	1900	60	0.00	AV	A	1.00	10,300
02	SHED/FR			L	486	12.00	1900	50	0.00	FR	A	1.00	2,900
03	GARAGE	OB	Outbuildi	L	572	32.00	1980	60	0.00	AV	A	1.00	11,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	989		29.47	29,141	
FFL	1ST FLOOR	1,457	1,457		147.18	214,438	
OFP	OPEN PORCH	0	40		14.72	589	
OSP	SCRN PORCH	0	152		22.27	3,385	
PAT	PATIO	0	192		7.67	1,472	
Ttl Gross Liv / Lease Area		1,457	2,830			249,025	

