

Property Location: 61 GERRARD AV
Vision ID: 2357

Account #2399

MAP ID:2A/ 57/ B/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/27/2014 19:25

CURRENT OWNER

MARTIN MATTHEW D
SLORA MEREDITH
61 GERRARD AVE

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_375241_2854968

Received
Prior ID
Owner Occ
Final Area 1584
Current Ac. .41407

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
105,600
66,200
3,900

Assessed Value
105,600
66,200
3,900

Total

175,700

175,700

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

MARTIN MATTHEW D
MANTONI,DAVID J
MANTONI DAVID J,
MCKEE WILLIAM A + LINDA A,

BK-VOL/PAGE
17315/ 72
13110/ 465
11286/ 094
05394/ 0336

SALE DATE
05/28/2008
04/16/2003
07/31/2000
02/24/1983

q/u
U
U
U
U

v/i
I
I
I
I

SALE PRICE
210,000
1
130,000
0

V.C.
F
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

104,000

2013

B

106,500

2012

B

115,200

2014

L

65,300

2013

L

66,100

2012

L

69,700

2014

O

4,600

2013

O

4,600

2012

O

4,800

Total:

173,900

Total:

177,200

Total:

189,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MF

ASSESSING NEIGHBORHOOD

NOTES

SUB DIV #844 PORTION OF LOTS SOLD TO
BECOME PARCEL A BOOK 10842 P129 -
7-9-1999

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method:

Adjustment:
Net Total Appraised Parcel Value

105,600
0
3,900
66,200
0
175,700
C
0
175,700

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

26
280

01/30/2008
09/01/1987

20
MN

WOOD STOVE
Manual Note

1,000
9,500

0
0

PELLET STOVE
ADDITION

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

11/21/2008
11/21/2008
05/07/2004
04/12/2004
04/09/2004

317
317
317
250
316

15
15
14
22
2

PERMIT VISIT
PERMIT VISIT
INSPECTED
MAILER SENT
MEASURED

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

18,037 SF

4.48

0.8200

3

1.0000

1.00

MF

1.00

Spec Use

Spec Calc

1.00

3.67

66,200

Total Card Land Units:

0.41 AC

Parcel Total Land Area:

0.41 AC

Total Land Value:

66,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		
Grade	C		AVERAGE	FBM Sqft			
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2	4		VINYL	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2	8		PLYWD PANL	Adj. Base Rate:			89.17
Interior Floor 1	4		CARPET				
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS	Replace Cost			159,973
Heat Type	1		FORCED H/A	AYB			1945
AC Type	03		Full	EYB			1980
Bedrooms	3			Dep Code			AG
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %			34
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			66
Basement Floor	12			Apprais Val			105,600
Bsmt Garage	1			Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr			0
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
07	POOL A-C	OB	Outbuilding	L	24	69.00	1985	A		AV	60	1,000
02	SHED/FR			L	144	7.48	1985	A		AV	60	600
01	SHED/MTL			L	24	5.18	1985	A		AV	60	100
22	WOOD DK			L	336	9.20	2002	A		GD	70	2,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	896		17.81	15,962	
FFL	1ST FLOOR	1,136	1,136		89.17	101,298	
HST	HALF STORY	448	896		44.59	39,949	
WDK	WOOD DECK	0	224		12.34	2,764	
Ttl. Gross Liv/Lease Area:		1,584	3,152	1,794		159,973	

