

Property Location: 49 GERRARD AV

MAP ID:2A/ 59/ 592/ /

Bldg Name:

State Use:101

Vision ID: 2359

Account #2401

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/27/2014 19:26

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA												
ABDELMASEH NATHAN E ABDELMASEH MICHAEL E 49 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value													
						RESIDENTL.	101	80,400	80,400													
						RES LAND	101	64,600	64,600													
SUPPLEMENTAL DATA						Total				145,000	145,000											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375297_2855144			Received Prior ID Owner Occ Y Final Area 1221 Current Ac. .28099 ASSOC PID#							VISION												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
ABDELMASEH NATHAN E VILA,GILSON VILA GILSON + RENEE A, JOHNSON RICHARD R HEIRS +		17848/ 249	06/13/2009	U	I	155,000	V	Yr.	Code		Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value					
		12250/ 118	03/28/2002	U	I	100	H	2014	B		78,700	2013	B	81,100	2012	B	88,600					
		10055/ 0047	10/31/1997	U	I	78,000	G	2014	L	63,800	2013	L	64,500	2012	L	68,100						
		01974/ 0292	12/31/1948	U	I	0		Total:		142,500	Total:		145,600	Total:		156,700						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.														
Total:																						
ASSESSING NEIGHBORHOOD																						
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch														
0001/A						101		MF														
NOTES																						
SALE INC`S 2A-44+ 2A-43 SALE LTR SENT 12/17/97									Appraised Bldg. Value (Card) 80,400 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 64,600 Special Land Value 0 Total Appraised Parcel Value 145,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 145,000													
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								
									05/20/2004			319	14	INSPECTED								
									04/12/2004			250	22	MAILER SENT								
									04/08/2004			316	2	MEASURED								
									05/13/1992			131	14	INSPECTED								
									06/26/1990			131	2	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				12,240	SF	6.44	0.8200	3	1.0000	1.00	MF	1.00		Spec Use	Spec Calc	1.00	5.28	64,600	
Total Card Land Units:			0.28	AC	Parcel Total Land Area:			0.28	AC											Total Land Value:		64,600

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		NO	
Grade	C		AVERAGE	FBM Sqft				
Stories	1.50		1 1/2 Stories	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION				
Interior Wall 2				Adj. Base Rate:				95.22
Interior Floor 1	3		HARDWOOD					
Interior Floor 2								
Heat Fuel	2		GAS	Replace Cost				131,784
Heat Type	1		FORCED H/A	AYB				1948
AC Type	01		NONE	EYB				1975
Bedrooms	3			Dep Code				AV
Full Baths	1			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	0			Dep %				39
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				61
Basement Floor	12			Apprais Val				80,400
Bsmt Garage				Dep % Ovr				0
Units	1			Dep Ovr Comment				
WS Flues				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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	814		19.07	15,521
FFL	1ST FLOOR	814	814		95.22	77,509
HST	HALF STORY	407	814		47.61	38,754
Ttl. Gross Liv/Lease Area:		1,221	2,442	1,384		131,784

