

Property Location: 43 GERRARD AV

Account #2404

MAP ID:2A/ 61/ C/ /

Bldg Name:

State Use:101

Vision ID: 2362

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 VISION														
MAHAN JOHN F MAHAN JOANNE M 43 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value								
											RESIDENTL.		101						136,200		136,200								
											RES LAND		101						64,600		64,600								
											RESIDENTL.		101		1,000		1,000												
SUPPLEMENTAL DATA																													
			Other ID: SP Permit HBT Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375314_2855335				Received Prior ID Owner Occ Final Area 1288 Current Ac. .27057 ASSOC PID#																						
RECORD OF OWNERSHIP											BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
MAHAN JOHN F LACHANCE			06543/ 040 04167/ 0243		06/30/1987 08/20/1975		U I U I		129,900 0						Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
															2014	B	128,300		2013	B	126,500		2012	B	131,000				
															2014	L	63,700		2013	L	64,400		2012	L	68,000				
															2014	O	1,300		2013	O	1,300		2012	O	1,300				
															Total:		193,300		Total:		192,200		Total:		200,300				
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																													
ROOF,BATH RENOV 1997 POOL COMPLETE NO																													
DECK 2001 BP NVC - SUB DIV 894 LEFT																													
NOTICE DID NOT MEASURE AS TEEN HOME																													
ALONE																													
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									
20	01/22/2009	7	REMODEL			15,000			0			FAMILY RM, OFFICE, A			12/02/2009			317	15	PERMIT VISIT									
38	03/14/2001	7	REMODEL			3,500			0			FIRST FL BTHRM			04/09/2004			317	1	LEFT NOTICE									
81	05/13/1999	11	POOL			8,000			0			POOL WITH DECK			12/18/2001			105	15	PERMIT VISIT									
217	10/14/1997	MN	Manual Note			4,250			0			REMODEL			11/02/1999			247	15	PERMIT VISIT									
															01/13/1998			200	15	PERMIT VISIT									
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				11,786	SF	6.68	0.8200	3	1.0000	1.00	MF	1.00			Spec Use	Spec Calc	1.00	5.48	64,600					
Total Card Land Units:										0.27	AC	Parcel Total Land Area:					0.27	AC	Total Land Value:										64,600

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Style	19		RANCH			#Heat Sys	1					
Model	01		RESIDENTIAL			Central Vac	0					
Grade	C		AVERAGE			FBM Sqft	966					
Stories	1.00		1 Story			Int vs Ext	S					
Foundation	1					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	1		DRYWALL									
Interior Wall 2						COST/MARKET VALUATION						
Interior Floor 1	4		CARPET			Adj. Base Rate:			109.57			
Interior Floor 2	3		HARDWOOD									
Heat Fuel	2		GAS									
Heat Type	1		FORCED H/A			Replace Cost			172,462			
AC Type	03		Full			AYB			1962			
Bedrooms	3					EYB			1993			
Full Baths	2					Dep Code			GV			
Half Baths	0					Remodel Rating						
Extra Fixtures	0					Year Remodeled						
Total Rooms	6					Dep %			21			
Bath Style	G		GOOD			Functional Obslnc						
Kitchen Style	A		AVERAGE			External Obslnc						
Kitchens	1					Cost Trend Factor			1			
Extra Kitchens	0					Condition						
Frame	1		WOOD			% Complete						
Basement Floor	12					Overall % Cond			79			
Bsmt Garage						Apprais Val			136,200			
Units	1					Dep % Ovr			0			
WS Flues						Dep Ovr Comment						
FBM Quality	4					Misc Imp Ovr			0			
Fireplaces	1					Misc Imp 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	25	69.00	1999	A		AV	60	1,000
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
BMT	BASEMENT			0		1,288			21.95		28,269	
FFL	1ST FLOOR			1,288		1,288			109.57		141,125	
OFF	OPEN PORCH			0		280			10.96		3,068	
Ttl. Gross Liv/Lease Area:				1,288		2,856	1,574				172,462	

