

Property Location: 27 GERRARD AV
Vision ID: 2363

Account #2405

MAP ID:2A/ 62/ B/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/27/2014 19:27

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
TRACY ROBIN A 27 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	119,200	119,200		
						RES LAND	101	66,100	66,100		
						RESIDENTL.	101	300	300		
SUPPLEMENTAL DATA						Total				185,600	185,600
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375325_2855460			Received Prior ID Owner Occ Y Final Area 1251 Current Ac. .40358 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TRACY ROBIN A WEINBERG,JEFFREY R MAGALHAES,JOAO M MAGALHAES,JOAO M DEPARTMENT OF VETERANS AFFAIRS, BROOKS,DARREN B &		18256/ 328	04/08/2010	U	I	214,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		16533/ 462	02/26/2007	U	I	215,000		2014	B	131,400	2013	B	135,200	2012	B	144,200
		14867/ 597	03/09/2005	U	I	1	A	2014	L	65,200	2013	L	65,900	2012	L	69,600
		13389/ 461	07/18/2003	U	I	137,006	E	2014	O	200	2013	O	200	2012	O	200
		12724/ 105	11/12/2002	U	I	111,071	L									
10400/ 367		08/07/1998	U	I	97,000		Total:	196,800		Total:	201,300		Total:	214,000		

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									
SUB DIV 894 2004 RENOVATIONS TO BMT-4/10 SALE INCLUDES BK 18256 P326 582 SF(SEE OLD MAP) 2010 MLS CONFIRMS 2ND KIT IN BSMT									

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	
133	05/19/2010	33	WCHAIR RAMP	1,000		0			02/04/2011 11/23/2010 06/30/2004 05/03/2004 04/12/2004			317 311 328 317 250	16 15 16 14 22	FIELDREV CHG PERMIT VISIT FIELDREV CHG INSPECTED MAILER SENT	

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				17,580	SF	4.58	0.8200	3	1.0000	1.00	MF	1.00		Spec Use	Spec Calc	1.00	3.76	66,100
Total Card Land Units:			0.40	AC	Parcel Total Land Area:			0.4 AC											Total Land Value:		66,100

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	635			
Stories	1.50		1 1/2 Stories	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	7		BRICK	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2	8		PLYWD PANL	Adj. Base Rate:				98.24
Interior Floor 1	3		HARDWOOD	Replace Cost				180,569
Interior Floor 2	4		CARPET	AYB				1950
Heat Fuel	2		GAS	EYB				1980
Heat Type	1		FORCED H/A	Dep Code				AG
AC Type	03		FULL	Remodel Rating				
Bedrooms	4			Year Remodeled				
Full Baths	1			Dep %				34
Half Baths	1			Functional Obslnc				
Extra Fixtures	1			External Obslnc				
Total Rooms	6			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	G		GOOD	% Complete				
Kitchens	1			Overall % Cond				66
Extra Kitchens	1			Apprais Val				119,200
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12			Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	3			Cost to Cure Ovr Comment				
Fireplaces	0							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	846		19.63	16,603	
EFP	ENCL PORCH	0	360		29.47	10,610	
FFL	1ST FLOOR	846	846		98.24	83,113	
GAR	GARAGE	0	702		39.32	27,606	
HST	HALF STORY	405	810		49.12	39,788	
OFP	OPEN PORCH	0	290		9.82	2,849	
Ttl. Gross Liv/Lease Area:		1,251	3,854	1,838		180,569	

