

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:11/25/2015 14:30

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																											
ABDELMASEH NATHAN E ABDELMASEH MICHAEL E 49 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:						1 TYPCL						Description		Code						Appraised Value		Assessed Value																					
												RESIDENTL. RES LAND		101 101						80,400 64,600		80,400 64,600																					
SUPPLEMENTAL DATA																																											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375297_2855144						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																																					
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 12250/ 118 10055/ 0047 01974/ 0292		06/13/2009 03/28/2002 10/31/1997 12/31/1948		U U U U		I I I I		155,000 100 78,000 0		V H G		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value											
																2015		101		80,400		2014		B		78,700		2013		B		81,100											
																2015		101		64,600		2014		L		63,800		2013		L		64,500											
																Total:				145,000		Total:				142,500		Total:				145,600											
EXEMPTIONS				OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor APPRAISED 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																											
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																																											
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 04/12/2004 04/08/2004 05/13/1992 06/26/1990						319 250 316 131 131		14 22 2 14 2		INSPECTED MAILER SENT MEASURED INSPECTED 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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	3						
Full Baths	1						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	5						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	0						

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
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