

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: 11/25/2015 14:31

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 Current Ac. ASSOC PID#															
Total											201,800				201,800							

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	129,900 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2015	101	136,200		2014	B	128,300		2013	B	126,500	
													2015	101	64,600		2014	L	63,700		2013	L	64,400	
													2015	101	1,000		2014	O	1,300		2013	O	1,300	
													Total:		201,800		Total:		193,300		Total:		192,200	

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							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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	G		GOOD				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	4						
Fireplaces	1						

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	

