

Property Location: 27 GERRARD AV
Vision ID: 2363

Account #2405

MAP ID:2A/ 62/ B/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use:101

Print Date:11/25/2015 14:31

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				
SUPPLEMENTAL DATA										RESIDENTL.	101	300	300				
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375325_2855460						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#				Total		185,600		185,600			

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 16533/ 462 14867/ 597 13389/ 461 12724/ 105 10400/ 367		04/08/2010 02/26/2007 03/09/2005 07/18/2003 11/12/2002 08/07/1998		U	I	214,000 215,000 1 137,006 111,071 97,000		L	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2015	101	119,200		2014	B	131,400		2013	B	135,200	
													2015	101	66,100		2014	L	65,200		2013	L	65,900	
													2015	101	300		2014	O	200		2013	O	200	
													Total:		185,600		Total:		196,800		Total:		201,300	

EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)119,200 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)300 Appraised Land Value (Bldg)66,100 Special Land Value0 Total Appraised Parcel Value185,600 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value185,600							
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		

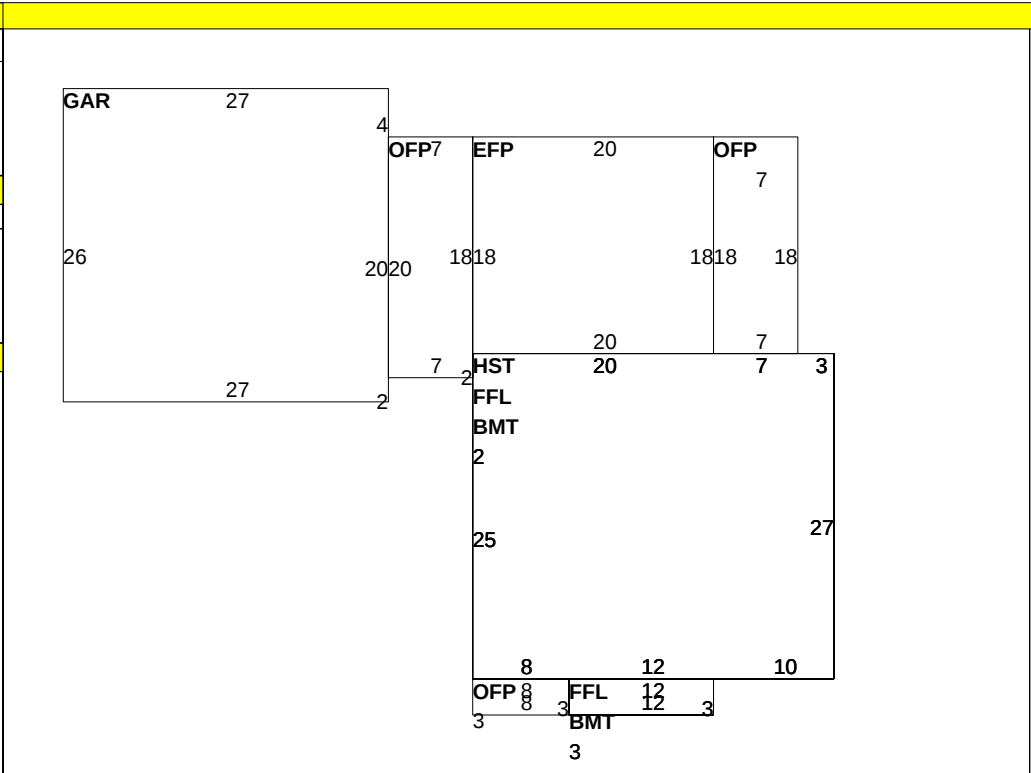
NOTES									
SUB DIV 894 2004 RENOVATIONS TO BMT-4/10 SALE INCLUDES BK 18256 P326 582 SF(SEE OLD MAP) 2010 MLS CONFIRMS 2ND KIT IN BSMT									

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					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	
OFF	OPEN PORCH	0	290		9.82	2,849	
Ttl. Gross Liv/Lease Area:		1,251	3,854	1,838		180,569	



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