

Property Location: 50 GERRARD AV

Vision ID: 2418

Account #2460

MAP ID:2B/ 44/ 500/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:11/25/2015 14:42

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION																								
CAVANAUGH DIANE S 50 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value																										
											RESIDENTL.		101		128,500		128,500																										
											RES LAND		101		63,200		63,200																										
											RESIDENTL.		101		400		400																										
SUPPLEMENTAL DATA																																											
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375434_2855148				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)																			
CAVANAUGH DIANE S BERNECHE MAY E + RONALD H BERNECHE MAY E			09543/ 0555 08590/ 0129 02452/ 0582		07/01/1996 10/08/1993 03/01/1956		U U U		I I I		92,500 1 0		N A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value												
															2015		101		128,500		2014		B		128,400		2013		B		126,600												
															2015		101		63,200		2014		L		62,300		2013		L		63,000												
															2015		101		400		2014		O		7,600		2013		O		7,600												
															Total:				192,100		Total:				198,300		Total:				197,200												
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																																											
LEFT NOTICE																																											
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															
																		04/08/2004						316		2		MEASURED															
																		05/20/1992						170		3		MEAS+INSPCTD															
																		06/26/1990						131		2		MEASURED															
																		05/27/1980						500		3		MEAS+INSPCTD															
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								6,750		SF		11.41		0.8200		3		1.0000		1.00		MF		1.00				Spec Use		Spec Calc		1.00		9.36		63,200	
Total Card Land Units:															0.15		AC		Parcel Total Land Area:										0.15 AC		Total Land Value:										63,200		

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		NO
Grade	C		AVERAGE	FBM Sqft	863		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	8		BRICK VENR	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:			98.42
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			162,694
Heat Type	3		FORCED H/W	AYB			1957
AC Type	03		FULL	EYB			1993
Bedrooms	3			Dep Code			GV
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			21
Total Rooms	6			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			79
Basement Floor				Apprais Val			128,500
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	0			Cost to Cure Ovr			0
				Cost to Cure 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
19	PATIO			L	117	5.75	1970	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,233		19.72	24,311
FFL	1ST FLOOR	1,233	1,233		98.42	121,356
GAR	GARAGE	0	375		39.37	14,764
OPF	OPEN PORCH	0	230		9.84	2,264

[illegible]