Property Location: 108 GERRARD AV | **MAP ID: 2C/ 16/ 0/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 2477 | **Account #2520** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 11/25/2015 14:54**

CURRENT OWNER

LOZIER DIANNE C
WEEKS JENNIFER J
108 GERRARD AVE

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area
In+Ex FY	Current Ac.
Mailed	
GIS ID: F_375330_2854277	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	121,200	121,200
RES LAND	101	56,400	56,400
RESIDNTL.	101	7,900	7,900
Total		185,500	185,500

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LOZIER DIANNE C	19877/ 572	06/19/2013	U	I	195,000	1V
PEREZ STACY L,	18725/ 92	04/01/2011	U	I	200,000	V
MARTH E LLC,	18089/ 320	11/17/2009	U	I	95,100	S
DEUTSCHE BANK NATIONAL ,TRUST COMPANY	18018/ 586	10/07/2009	U	I	102,300	L
DEUTSCHE BANK NATIONAL ,TRUST COMPANY	17575/ 122	12/12/2008	U	I	102,300	L
PELTER,MICHAEL J	11428/ 200	11/30/2000	U	I	119,900	G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	101	121,200	2014	B	117,700	2013	B	121,200
2015	101	56,400	2014	L	48,100	2013	L	48,600
2015	101	7,900	2014	O	11,600	2013	O	11,700
	Total:	185,500		Total:	177,400		Total:	181,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MF

NOTES

EYB=TOTAL REMODEL TOP TO BOTTOM

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	121,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	7,900
Appraised Land Value (Bldg)	56,400
Special Land Value	0
Total Appraised Parcel Value	185,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**185,500**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
212	07/14/2010	MN	Manual Note	100		0		TWO FOOTINGS IN CO
41	02/05/2010	8	RENOVATION	15,000		0		INT = KIT, BATH, DOOI

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
11/23/2010			311	15	PERMIT VISIT
11/23/2010			311	15	PERMIT VISIT
04/12/2004			250	22	MAILER SENT
04/08/2004			311	12	MEAS DENIED
07/14/1992			131	14	INSPECTED

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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				4,500	SF	15.29	0.8200	3	1.0000	1.00	MF	1.00				1.00	12.54	56,400

Total Card Land Units: 0.10 AC | **Parcel Total Land Area:** 0.1 AC | **Total Land Value:** 56,400

Property Location: 108 GERRARD AV **MAP ID:** 2C/ 16/ 0/ / **Bldg Name:** **State Use:** 101

Vision ID: 2477 **Account #** 2520 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/25/2015 14:54

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	15		OLD STYLE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.75		1 3/4 Stories
Foundation	2		CONC BLOCK
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2			
Heat Fuel	1		OIL
Heat Type	3		FORCED H/W
AC Type	01		None
Bedrooms	3		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	6		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor			
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	3		
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

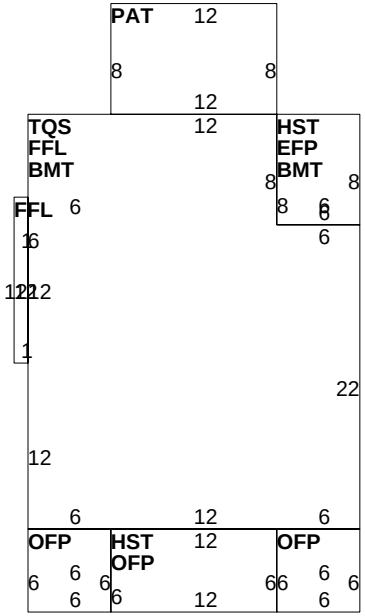
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NONE
FBM Sqft	360		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	86.77
Replace Cost	123,649
AYB	1930
EYB	2012
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	2
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	98
Apprais Val	121,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
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
03	GARAGE	OB	Outbuilding	L	400	28.18	2009	A		GD	70	7,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	720		17.35	12,495
EFP	ENCL PORCH	0	48		25.31	1,215
FFL	1ST FLOOR	684	684		86.77	59,352
HST	HALF STORY	60	120		43.39	5,206
OFP	OPEN PORCH	0	144		8.44	1,215
PAT	PATIO	0	96		4.52	434
TQS	3/4 STORY	504	672		65.08	43,733
	Ttl. Gross Liv/Lease Area:	1,248	2,484	1,425		123,649