

Property Location: 67 GERRARD AV
Vision ID: 2346

Account #2388

MAP ID:2A/ 48/ A/ /

Bldg Name:

State Use:101

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 08:38

CURRENT OWNER

ZHENG XIANG ZHI
XU MEI CHAI
67 GERRARD AV

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_375236_2854879

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

146,700
59,900

Assessed Value

146,700
59,900

Total

206,600

206,600

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

XU MEI CHAI
ZHENG XIANG ZHI
ZHENG ZHI XIANG
LACROSSE BUILDERS INC,
CLAIRE & ASSOCIATES INC,
CLAIRE & ASSOCIATES INC

BK-VOL/PAGE

21304/ 40
20152/ 258
11932/ 468
11583/ 425
11215/ 021
10842/ 129

SALE DATE

08/10/2016
12/31/2013
10/24/2001
04/10/2001
06/01/2000
07/09/1999

q/u

U
U
U
U
U
U

v/i

I
I
I
V
V
I

SALE PRICE

1
1
162,250
50,000
100
45,000

V.C.

1A
1A
D
B
B
G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

145,100

2015

101

145,100

2014

B

140,200

2016

101

64,600

2015

101

64,600

2014

L

63,700

Total:

209,700

Total:

209,700

Total:

203,900

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MF

NOTES

84 SALE INCL 2A-47 TAXABLE FY 86 SUB
DIV 844

APPROAISED 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

146,700

0

0

59,900

0

206,600

C

0

206,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

44

03/20/2001

2

DWELLING

65,000

0

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

09/02/2010
11/29/2001

316
105

3
3

MEAS+INSPCTD
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

11,934

SF

6.60

0.7600

3

1.0000

1.00

MF

1.00

Spec Use

Spec Calc

1.00

5.02

59,900

Total Card Land Units:

0.27

AC

Parcel Total Land Area:

0.27

AC

Total Land Value:

59,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 STORY	Int vs Ext	S		SAME
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	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		96.74	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		161,165	
Heat Type	1		FORCED H/A	AYB		2001	
AC Type	03		FULL	EYB		2005	
Bedrooms	4			Dep Code		AG	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		9	
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		91	
Basement Floor	12		CONCRETE	Apprais Val		146,700	
Bsmt Garage	1			Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	840		19.35	16,252
FFL	1ST FLOOR	840	840		96.74	81,260
SFL	2ND FLOOR	644	644		96.74	62,299
WDK	WOOD DECK	0	100		13.54	1,354
Ttl. Gross Liv/Lease Area:		1,484	2,424	1,666		161,165

