

Property Location: 93 GERRARD AV  
Vision ID: 2350

Account #2392

Bldg #: 1 of 1

Bldg Name: Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/02/2016 08:39

CURRENT OWNER

MORSCH GREGORY J  
MORSCH CATHIE J  
93 GERRARD AVE  
  
EAST LONGMEADOW, MA 01028  
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_375204\_2854498

Received  
Field 7  
Field 8  
Field 9  
Field 10  
  
ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

148,200

148,200

RES LAND

101

59,400

59,400

RESIDENTL.

101

1,900

1,900

Total

209,500

209,500

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

MORSCH GREGORY J  
SWEENEY SUSAN F  
JKJ CONSTRUCTION CO  
BORGHI

08876/ 0112  
07257/ 0569  
07058/ 0505  
01392/ 0319

06/30/1994  
09/01/1989  
12/28/1988  
05/12/1928

U  
U  
U  
U

I  
I  
I  
I

119,000  
126,500  
1  
0

G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

146,600

2015

101

146,600

2014

B

144,300

2016

101

64,100

2015

101

64,100

2014

L

63,200

2016

101

1,900

2015

101

1,900

2014

O

2,800

Total:

212,600

Total:

212,600

Total:

210,300

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

SUB DIV #616

APPRAISED 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

212,600

0

1,900

59,400

0

209,500

C

0

209,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

83

05/01/2003

3

GARAGE

28,900

0

OC 7/30/2003

72

04/27/2001

11

POOL

1,000

0

70

04/01/1989

MN

Manual Note

60,000

0

SFR

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

04/20/2004

319

14

INSPECTED

04/12/2004

250

22

MAILER SENT

04/09/2004

316

2

MEASURED

01/26/2004

296

15

PERMIT VISIT

12/18/2001

105

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

10,029

SF

7.79

0.7600

3

1.0000

1.00

MF

1.00

1.00

5.92

59,400

Total Card Land Units:

0.23

AC

Parcel Total Land Area:

0.23

AC

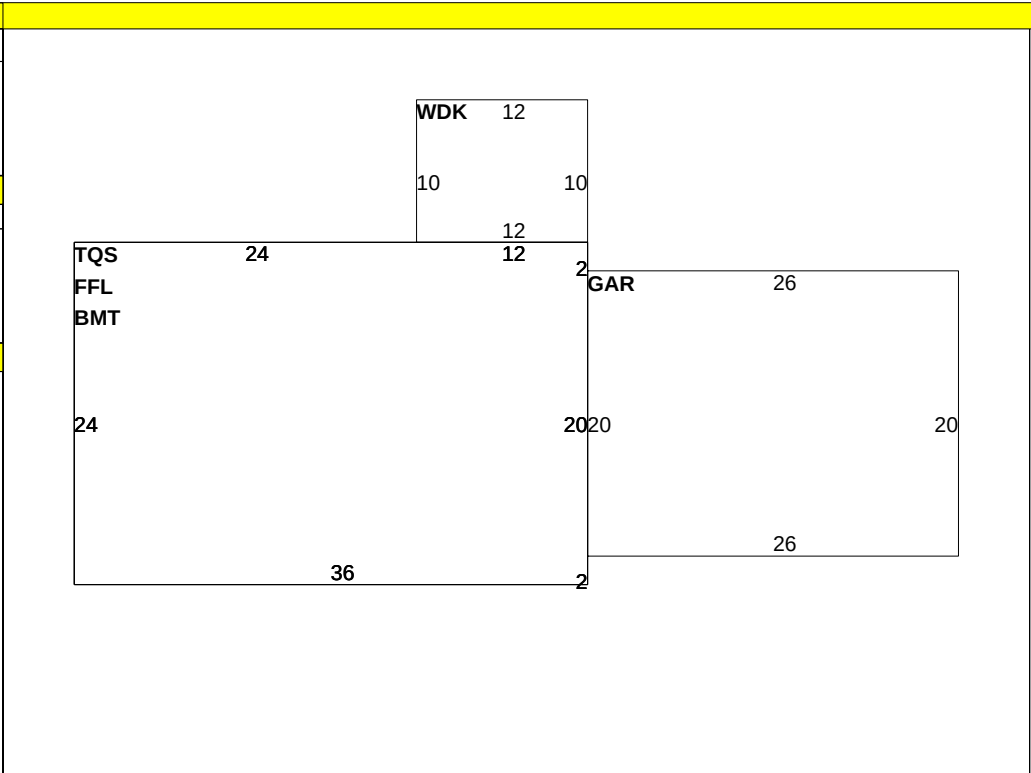
Total Land Value:

59,400

| 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                        | 432         |     |             |         |
| Stories             | 1.75 |     | 1 3/4 Stories | Int vs Ext                      | S           |     |             |         |
| 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     |      |     |               | Adj. Base Rate:                 |             |     |             | 89.17   |
| Interior Floor 1    | 4    |     | CARPET        | Replace Cost                    |             |     |             | 170,313 |
| Interior Floor 2    | 6    |     | CERAMIC TL    |                                 |             |     |             |         |
| Heat Fuel           | 3    |     | ELECTRIC      |                                 |             |     |             |         |
| Heat Type           | 6    |     | ELECTRC BB    | AYB                             |             |     |             | 1989    |
| AC Type             | 01   |     | NONE          |                                 |             |     |             |         |
| Bedrooms            | 4    |     |               |                                 |             |     |             |         |
| Full Baths          | 2    |     |               | EYB                             |             |     |             | 2001    |
| Half Baths          | 0    |     |               |                                 |             |     |             |         |
| Extra Fixtures      | 0    |     |               |                                 |             |     |             |         |
| Total Rooms         | 7    |     |               | Dep Code                        |             |     |             | GD      |
| Bath Style          | A    |     | AVERAGE       |                                 |             |     |             |         |
| Kitchen Style       | A    |     | AVERAGE       |                                 |             |     |             |         |
| Kitchens            | 1    |     |               | Remodel Rating                  |             |     |             |         |
| Extra Kitchens      | 0    |     |               |                                 |             |     |             |         |
| Frame               | 1    |     | WOOD          |                                 |             |     |             |         |
| Basement Floor      |      |     |               | Year Remodeled                  |             |     |             |         |
| Bsmt Garage         |      |     |               |                                 |             |     |             |         |
| Units               | 1    |     |               |                                 |             |     |             |         |
| WS Flues            | 1    |     |               | Dep %                           |             |     |             | 13      |
| FBM Quality         | 1    |     |               |                                 |             |     |             |         |
| Fireplaces          | 0    |     |               |                                 |             |     |             |         |
|                     |      |     |               | Functional Obslnc               |             |     |             |         |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               | External Obslnc                 |             |     |             |         |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               | Cost Trend Factor               |             |     |             | 1       |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               | Condition                       |             |     |             |         |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               | % Complete                      |             |     |             |         |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               | Overall % Cond                  |             |     |             | 87      |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               | Apprais Val                     |             |     |             | 148,200 |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               |                                 |             |     |             |         |
|                     |      |     |               | 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 |
| 07                                                             | POOL A-C    | OB  | Outbuilding  | L   | 21    | 69.00      | 2001 | A   |       | GD  | 70   | 1,000     |
| 01                                                             | SHED/MTL    |     |              | L   | 80    | 5.18       | 1998 | A   |       | AV  | 60   | 200       |
| 22                                                             | WOOD DK     |     |              | L   | 108   | 9.20       | 2001 | A   |       | GD  | 70   | 700       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT    | 0           | 864        |           | 17.85     | 15,426          |  |
| FFL                               | 1ST FLOOR   | 864         | 864        |           | 89.17     | 77,042          |  |
| GAR                               | GARAGE      | 0           | 520        |           | 35.67     | 18,547          |  |
| TQS                               | 3/4 STORY   | 648         | 864        |           | 66.88     | 57,782          |  |
| WDK                               | WOOD DECK   | 0           | 120        |           | 12.63     | 1,516           |  |
| Ttl. Gross Liv/Lease Area:        |             | 1,512       | 3,232      | 1,910     |           | 170,313         |  |



2007 7 3