

Property Location: 79 GERRARD AV
Vision ID: 2355

Account #2397

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/02/2016 08:40

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION							
GOODWIN JOSEPH T GOODWIN MARY ELLEN 79 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:														Description		Code		Appraised Value		Assessed Value									
														RESIDENTL. RES LAND		101 101		118,700 58,900		118,700 58,900									
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375257_2854675						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#						Total								177,600		177,600							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
GOODWIN JOSEPH T TYNAN JOHN BRAFER INC FERIOLI				07335/ 0206 06579/ 531 06479/ 236 03408/ 0208		12/01/1989 07/31/1987 05/08/1987 03/19/1969		U	I	139,000 116,500 18,000 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2016	101	117,400		2015	101	117,400		2014	B	113,900						
													2016	101	63,600		2015	101	63,600		2014	L	62,800						
													Total:		181,000		Total:		181,000		Total:		176,700						
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														Appraised Bldg. Value (Card) 118,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 58,900 Special Land Value 0 Total Appraised Parcel Value 177,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 177,600															
NBHD/ SUB		NBHD Name				Street Index Name				Tracing		Batch																	
0001/A										101		MF																	
NOTES																													
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							
146		05/01/1987		MN	Manual Note			80,000			0			SFR		04/08/2004 06/26/1990 03/09/1988				316 131 130	3 3 1	MEAS+INSPCTD MEAS+INSPCTD LEFT NOTICE							
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	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						
																	Spec Use		Spec Calc										
1	101	ONE FAM	RC				8,400		9.23	0.7600	3	1.0000	1.00	MF	1.00					1.00	7.01	58,900							
Total Card Land Units:									0.19	AC	Parcel Total Land Area:									0.19	AC	Total Land Value:					58,900		

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			
Stories	1.00		1 Story	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							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		98.69	
Heat Fuel	2		GAS	Replace Cost		144,781	
Heat Type	3		FORCED H/W	AYB		1987	
AC Type	01		NONE	EYB		1996	
Bedrooms	3			Dep Code		AG	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		18	
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		82	
Basement Floor	12			Apprais Val		118,700	
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	1,200		19.74	23,686	
FFL	1ST FLOOR	1,200	1,200		98.69	118,430	
WDK	WOOD DECK	0	196		13.60	2,665	

Ttl. Gross Liv/Lease Area:		1,200	2,596	1,467	144,781		
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