

Property Location: 49 GERRARD AV
Vision ID: 2359

Account #2401

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/02/2016 08:41

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION
ABDELMASEH NATHAN E ABDELMASEH MICHAEL E 49 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
						RESIDENTL. RES LAND	101 101	81,300 59,900	81,300 59,900	
		SUPPLEMENTAL DATA				Total		141,200	141,200	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375297_2855144				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ABDELMASEH NATHAN E VILA, GILSON VILA GILSON + RENEE A, JOHNSON RICHARD R HEIRS +		17848/ 249	06/13/2009	U	I	155,000	V	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		12250/ 118	03/28/2002	U	I	100	H	2016	101	80,400	2015	101	80,400	2014	B	78,700
		10055/ 0047	10/31/1997	U	I	78,000	G	2016	101	64,600	2015	101	64,600	2014	L	63,800
		01974/ 0292	12/31/1948	U	I	0										
								Total:		145,000	Total:		145,000	Total:		142,500

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) 81,300 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 59,900 Special Land Value 0 Total Appraised Parcel Value 141,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 141,200									
NBHD/ SUB		NBHD Name		Street Index Name		Tracing										Batch	
0001/A						101										MF	

NOTES															
SALE INC'S 2A-44+ 2A-43 SALE LTR SENT 12/17/97															

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			
									05/20/2004 04/12/2004 04/08/2004 05/13/1992 06/26/1990			319 250 316 131 131	14 22 2 14 2	INSPECTED MAILER SENT MEASURED INSPECTED MEASURED			

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				12,240	SF 6.44	0.7600	3	1.0000	1.00	MF	1.00					1.00	4.89	59,900		
Total Card Land Units:							0.28	AC	Parcel Total Land Area:							0.28	AC	Total Land Value:					59,900

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			
Stories	1.50		1 1/2 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	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	3						
Full Baths	1						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	5						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	0						

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	814		19.29	15,702
FFL	1ST FLOOR	814	814		96.33	78,412
HST	HALF STORY	407	814		48.16	39,206

Ttl. Gross Liv/Lease Area:		1,221	2,442	1,384		133,320
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