

Property Location: 43 GERRARD AV

Account #2404

MAP ID:2A/ 61/ C/ /

Bldg Name:

State Use:101

Vision ID: 2362

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 08:41

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																																		
MAHAN JOHN F MAHAN JOANNE M 43 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																												
											RESIDENTL.		101						137,600		137,600																												
													RES LAND						101		59,900		59,900																										
											RESIDENTL.		101		1,000		1,000																																
SUPPLEMENTAL DATA																																																	
			Other ID: SP Permit HBT Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375314_2855335				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																										
Total											198,500				198,500																																		
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																																		
MAHAN JOHN F LACHANCE			06543/ 040 04167/ 0243		06/30/1987 08/20/1975		U I U I		129,900 0				Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value																				
													2016		101		136,200		2015		101		136,200		2014		B		128,300																				
													2016		101		64,600		2015		101		64,600		2014		L		63,700																				
													2016		101		1,000		2015		101		1,000		2014		O		1,300																				
													Total:				201,800		Total:				201,800		Total:				193,300																				
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																																																	
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																																					
0001/A									101			MF																																					
NOTES																																																	
ROOF,BATH RENOV 1997 POOL COMPLETE NO DECK 2001 BP NVC - SUB DIV 894 LEFT NOTICE DID NOT MEASURE AS TEEN HOME ALONE														Appraised Bldg. Value (Card) 137,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,000 Appraised Land Value (Bldg) 59,900 Special Land Value 0 Total Appraised Parcel Value 198,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 198,500																																			
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																					
20		01/22/2009		7		REMODEL		15,000				0				FAMILY RM, OFFICE, A		12/02/2009						317		15		PERMIT VISIT																					
38		03/14/2001		7		REMODEL		3,500				0				FIRST FL BTHRM		04/09/2004						317		1		LEFT NOTICE																					
81		05/13/1999		11		POOL		8,000				0				POOL WITH DECK		12/18/2001						105		15		PERMIT VISIT																					
217		10/14/1997		MN		Manual Note		4,250				0				REMODEL		11/02/1999						247		15		PERMIT VISIT																					
																		01/13/1998						200		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		S Adj Fact		Adj. Unit Price		Land Value											
1		101		ONE FAM		RC								11,786		SF		6.68		0.7600		3		1.0000		1.00		MF		1.00				Spec Use		Spec Calc		1.00		5.08		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	19		RANCH			#Heat Sys	1					
Model	01		RESIDENTIAL			Central Vac	0					
Grade	C		AVERAGE			FBM Sqft	966					
Stories	1.00		1 Story			Int vs Ext	S					
Foundation	1					MIXED USE						
Exterior Wall 1	4		VINYL			Code	Description			Percentage		
Exterior Wall 2						101	ONE FAM			100		
Roof Structure	1		GABLE									
Roof Cover	1		ASPHALT SH									
Interior Wall 1	1		DRYWALL									
Interior Wall 2						COST/MARKET VALUATION						
Interior Floor 1	4		CARPET			Adj. Base Rate:			110.62			
Interior Floor 2	3		HARDWOOD									
Heat Fuel	2		GAS									
Heat Type	1		FORCED H/A			Replace Cost			174,115			
AC Type	03		Full			AYB			1962			
Bedrooms	3					EYB			1993			
Full Baths	2					Dep Code			GV			
Half Baths	0					Remodel Rating						
Extra Fixtures	0					Year Remodeled						
Total Rooms	6					Dep %			21			
Bath Style	G		GOOD			Functional Obslnc						
Kitchen Style	A		AVERAGE			External Obslnc						
Kitchens	1					Cost Trend Factor			1			
Extra Kitchens	0					Condition						
Frame	1		WOOD			% Complete						
Basement Floor	12					Overall % Cond			79			
Bsmt Garage						Apprais Val			137,600			
Units	1					Dep % Ovr			0			
WS Flues						Dep Ovr Comment						
FBM Quality	4					Misc Imp Ovr			0			
Fireplaces	1					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	25	69.00	1999	A		AV	60	1,000
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
BMT	BASEMENT			0		1,288			22.16		28,540	
FFL	1ST FLOOR			1,288		1,288			110.62		142,478	
OFF	OPEN PORCH			0		280			11.06		3,097	
Ttl. Gross Liv/Lease Area:				1,288		2,856	1,574				174,115	

