

Property Location: 27 GERRARD AV
Vision ID: 2363

Account #2405

MAP ID:2A/ 62/ B/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 08:42

CURRENT OWNER

TRACY ROBIN A

27 GERRARD AVE

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_375325_2855460

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

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code

101
101
101

Appraised Value

120,400
61,200
300

Assessed Value

120,400
61,200
300

Total

181,900

181,900

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

TRACY ROBIN A

WEINBERG,JEFFREY R

MAGALHAES,JOAO M

MAGALHAES,JOAO M

DEPARTMENT OF VETERANS AFFAIRS,

BROOKS,DARREN B &

BK-VOL/PAGE

18256/ 328

16533/ 462

14867/ 597

13389/ 461

12724/ 105

10400/ 367

SALE DATE

04/08/2010

02/26/2007

03/09/2005

07/18/2003

11/12/2002

08/07/1998

q/u

U

U

U

U

U

U

v/i

I

I

I

I

I

I

SALE PRICE

214,000

215,000

1

137,006

111,071

97,000

V.C.

A

E

L

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

119,200

66,100

300

185,600

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

119,200

66,100

300

185,600

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

131,400

65,200

200

196,800

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MF

NOTES

SUB DIV 894 2004 RENOVATIONS TO

BMT-4/10 SALE INCLUDES BK 18256 P326

582 SF(SEE OLD MAP) 2010 MLS CONFIRMS

2ND KIT IN BSMT

This signature acknowledges a visit by a Data Collector or Assessor

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

BUILDING PERMIT RECORD

Permit ID

201602343

133

Issue Date

08/11/2016

05/19/2010

Type

12

33

Description

REROOF

WCHAIR RAMP

Amount

25,517

1,000

Insp. Date

% Comp.

0

0

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

02/04/2011

11/23/2010

06/30/2004

05/03/2004

04/12/2004

Type

IS

ID

317

311

328

317

250

Cd.

16

15

16

14

22

Purpose/Result

FIELDREV CHG

PERMIT VISIT

FIELDREV CHG

INSPECTED

MAILER SENT

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

17,580

SF

Unit Price

4.58

I. Factor

0.7600

S.A.

3

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MF

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

3.48

Land Value

61,200

Total Card Land Units:

0.40

AC

Parcel Total Land Area:

0.4 AC

Total Land Value:

61,200

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	635			
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME	
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	7		BRICK	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	8		PLYWD PANL	Adj. Base Rate:				99.23
Interior Floor 1	3		HARDWOOD	Replace Cost				182,389
Interior Floor 2	4		CARPET	AYB				1950
Heat Fuel	2		GAS	EYB				1980
Heat Type	1		FORCED H/A	Dep Code				AG
AC Type	03		FULL	Remodel Rating				
Bedrooms	4			Year Remodeled				
Full Baths	1			Dep %				34
Half Baths	1			Functional Obslnc				
Extra Fixtures	1			External Obslnc				
Total Rooms	6			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	G		GOOD	% Complete				
Kitchens	1			Overall % Cond				66
Extra Kitchens	1			Apprais Val				120,400
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12		CONCRETE	Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	3			Cost to Cure Ovr Comment				
Fireplaces	0							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	846		19.82	16,770	
EFP	ENCL PORCH	0	360		29.77	10,717	
FFL	1ST FLOOR	846	846		99.23	83,951	
GAR	GARAGE	0	702		39.72	27,884	
HST	HALF STORY	405	810		49.62	40,189	
OFF	OPEN PORCH	0	290		9.92	2,878	
Ttl. Gross Liv/Lease Area:		1,251	3,854	1,838		182,389	

