Property Location: 13-15 GERRARD AV | **MAP ID:** 2A/ 64/ 573/ / | **Bldg Name:** | **State Use:** 104

Vision ID: 2365 | **Account #** 2407 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/02/2016 08:42

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
EAST LONGMEADOW ANIMAL HOSPI		1 TYPCL		
572 NORTH MAIN ST				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_375345_2855699	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	104	151,100	151,100
RES LAND	104	60,400	60,400
RESIDNTL.	104	200	200
		Total	211,700	211,700

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
EAST LONGMEADOW ANIMAL HOSPITAL INC	04513/ 0140	11/14/1977	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	104	111,000	2015	104	102,900	2014	B	108,800
2016	104	65,300	2015	104	65,300	2014	L	64,300
2016	104	200	2015	104	200	2014	O	200
		Total: 176,500			*Total:* 168,400			*Total:* 173,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	151,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	200
Appraised Land Value (Bldg)	60,400
Special Land Value	0
Total Appraised Parcel Value	211,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	211,700

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			104	MF

NOTES

95 BP NVC
1ST FL APT & BMT CHECKED,
NO ACCESS TO 2ND FL.

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201402777	10/31/2014	7	REMODEL	19,982	03/19/2015	100	03/19/2015	FINISH ATTIC SPACE (
135	06/05/1996	MN	Manual Note	5,500		0		REMODEL
105	05/17/1996	MN	Manual Note	4,600		0		REROOF
104	05/02/1995	MN	Manual Note	2,500		0		ALTER

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/15/2016			317	15	PERMIT VISIT
03/19/2015	01		317	15	PERMIT VISIT
04/14/2004			317	14	INSPECTED
03/24/2004			250	22	MAILER SENT
11/04/2003			274	2	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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	104	TWO FAM	BUS				14,250	SF	5.58	0.7600	3	1.0000	1.00	MF	1.00				1.00	4.24	60,400

Total Card Land Units: 0.33 AC | **Parcel Total Land Area:** 0.33 AC | **Total Land Value:** 60,400

Property Location: 13-15 GERRARD AV **MAP ID:** 2A/ 64/ 573/ / **Bldg Name:** **State Use:** 104

Vision ID: 2365 **Account #** 2407 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/02/2016 08:42

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	12		MULTI-CONV
Model	03		MULTI-FAMILY
Grade	C		AVERAGE
Stories	2.00		2 STORY
Foundation	2		CONC BLOCK
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2			
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	4		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	10		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	2		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	2		
WS Flues			
FBM Quality			
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

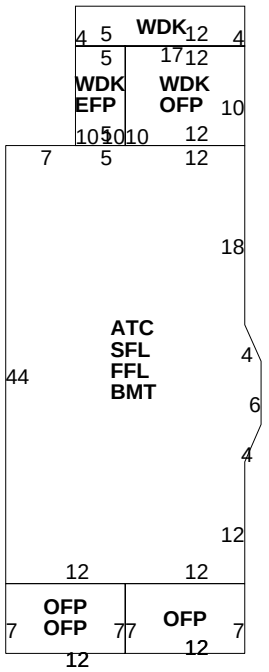
Element	Cd.	Ch.	Description
#Heat Sys	2		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
104	TWO FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	81.96
Replace Cost	222,200
AYB	1920
EYB	1987
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obslnc	
External Obslnc	5
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	68
Apprais Val	151,100
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
02	SHED/FR			L	70	7.48	1970	F		FR	50	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
ATC	ATTIC	268	1,072		20.49	21,966
BMT	BASEMENT	0	1,072		16.36	17,540
EFP	ENCL PORCH	0	50		24.59	1,229
FFL	1ST FLOOR	1,072	1,072		81.96	87,864
OFP	OPEN PORCH	0	372		8.15	3,033
SFL	2ND FLOOR	1,072	1,072		81.96	87,864
WDK	WOOD DECK	0	238		11.36	2,705
	Ttl. Gross Liv/Lease Area:	2,412	4,948	2,711		222,200