

Property Location: 50 GERRARD AV
Vision ID: 2418

Account #2460

MAP ID:2B/ 44/ 500/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 08:52

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																						
CAVANAUGH DIANE S 50 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																
											RESIDENTL.		101						129,900		129,900																
											RES LAND		101						58,500		58,500																
											RESIDENTL.		101		400		400																				
SUPPLEMENTAL DATA																																					
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375434_2855148				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)																	
CAVANAUGH DIANE S BERNECHE MAY E + RONALD H BERNECHE MAY E			09543/ 0555 08590/ 0129 02452/ 0582		07/01/1996 10/08/1993 03/01/1956		U	I	1	N	A	92,500		2016	101	128,500		2015	101	128,500		2014	B	128,400													
																										2016	101	63,200		2015	101	63,200		2014	L	62,300	
Total:		192,100		Total:		192,100		Total:		198,300																											
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																																					
LEFT NOTICE																																					
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																
															04/08/2004				316	2	MEASURED																
															05/20/1992				170	3	MEAS+INSPCTD																
															06/26/1990				131	2	MEASURED																
															05/27/1980				500	3	MEAS+INSPCTD																
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				6,750	SF	11.41	0.7600	3	1.0000	1.00	MF	1.00					1.00	8.67	58,500														
Total Card Land Units:								0.15	AC	Parcel Total Land Area:								0.15	AC	Total Land Value:								58,500									

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	19		RANCH	#Heat Sys	1		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft	863			
Stories	1.00		1 Story	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	8		BRICK VENR	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:				99.45
Interior Floor 2								
Heat Fuel	2		GAS	Replace Cost				164,396
Heat Type	3		FORCED H/W	AYB				1957
AC Type	03		FULL	EYB				1993
Bedrooms	3			Dep Code				GV
Full Baths	1			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	0			Dep %				21
Total Rooms	6			Functional Obslnc				
Bath Style	G		GOOD	External Obslnc				
Kitchen Style	G		GOOD	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1	WOOD	Overall % Cond				79	
Basement Floor			Apprais Val				129,900	
Bsmt Garage			Dep % Ovr				0	
Bsmt Garage			Dep Ovr Comment					
Units	1		Misc Imp Ovr				0	
WS Flues			Misc Imp Ovr Comment					
FBM Quality	3		Cost to Cure Ovr				0	
Fireplaces	0		Cost to Cure Ovr Comment					

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,233		19.92	24,565	
FFL	1ST FLOOR	1,233	1,233		99.45	122,626	
GAR	GARAGE	0	375		39.78	14,918	
OPF	OPEN PORCH	0	230		9.95	2,287	
Ttl. Gross Liv/Lease Area:		1,233	3,071	1,653		164,396	

