

Property Location: 107 GERRARD AV
Vision ID: 2352

Account #2394

MAP ID: 2A/ 53/ A/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 12:16

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA VISION															
DISANTI KAREN W DISANTI DOMENICK J 107 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value																	
											RESIDENTL.		101		130,700		130,700																	
													RES LAND		101		62,600					62,600												
													RESIDENTL.		101		1,800					1,800												
SUPPLEMENTAL DATA																																		
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375180_2854282						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)															
DISANTI KAREN W RWF CONSTRUCTION BORGHI										07226/ 0110 07058/ 0505 01230/ 0211		07/26/1989 12/28/1988 07/18/1924		U	1	132,900 128,400 0		G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
																			2017	101	129,100		2016	101	127,800		2015	101	126,800					
																			2017	101	59,400		2016	101	64,100		2015	101	64,100					
																			2017	101	1,800		2016	101	1,800		2015	101	1,800					
																			Total:		190,300		Total:		193,700		Total:		192,700					
EXEMPTIONS					OTHER ASSESSMENTS															This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 130,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,800 Appraised Land Value (Bldg) 62,600 Special Land Value 0 Total Appraised Parcel Value 195,100 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 195,100														
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																																		
NVC METAL FLUE																																		
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											
201500567		03/24/2015		62	SOLAR			39,525		04/24/2015		100	04/24/2015				04/24/2015				317	15	PERMIT VISIT											
201200153		01/20/2012		GEN	GENERATOR			6,500				0					06/01/2012				317	15	PERMIT VISIT											
133		06/25/1997		MN	Manual Note			850				0			POOL		04/08/2004				316	3	MEAS+INSPCTD											
164		06/01/1994		MN	Manual Note			800				0			STOVE		01/13/1998				200	15	PERMIT VISIT											
44		03/01/1989		MN	Manual Note			75,000				0					01/11/1995				107	15	PERMIT VISIT											
16		02/01/1989		MN	Manual Note			0				0			DEMOLITION																			
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				10,031 SF		8.21		0.7600	3	1.0000	1.00	MF	1.00			Spec Use		Spec Calc	1.00		6.24	62,600							
Total Card Land Units:										0.23		AC	Parcel Total Land Area:					0.23 AC					Total Land Value:										62,600	

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		NO
Grade	C		AVERAGE	FBM Sqft	616		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	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:			106.98
Interior Floor 2							
Heat Fuel	3		ELECTRIC	Replace Cost			165,398
Heat Type	6		ELECTRC BB	AYB			1989
AC Type	01		NONE	EYB			1996
Bedrooms	3			Dep Code			AG
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %			21
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			79
Basement Floor	12		CONCRETE	Apprais Val			130,700
Bsmt Garage	1			Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	0			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	20	69.00	1997	A		GD	70	1,000
22	WOOD DK			L	132	9.20	1998	A		GD	70	800
GEN	GENERATOR			B	0	0.00	1996	A	1	AV	0	0
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1996		1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,232		21.36	26,318	
FFL	1ST FLOOR	1,232	1,232		106.98	131,805	
OFFP	OPEN PORCH	0	100		10.70	1,070	
OSP	SCRN PORCH	0	150		16.40	2,461	
WDK	WOOD DECK	0	250		14.98	3,744	
Ttl. Gross Liv/Lease Area:		1,232	2,964	1,546		165,398	

