

Property Location: 89 GERRARD AV

Account #2396

MAP ID: 2A/ 54/ 611/ /

Bldg Name:

State Use: 101

Vision ID: 2354

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 12:16

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, MA VISION							
ROYLAND CHRISTINE A C/O LARY CHRISTINE A 89 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1		TYPCL						Description		Code		Appraised Value						Assessed Value			
													RESIDENTL.		101		63,500						63,500			
													RES LAND		101		47,800						47,800			
													RESIDENTL.		101		300						300			
SUPPLEMENTAL DATA												Total						111,600		111,600						
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375249_2854585					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)													
ROYLAND CHRISTINE A				05432/ 0202		05/06/1983		U	I	34,500			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
													2017	101	63,900		2016	101	63,100		2015	101	63,100			
													2017	101	45,300		2016	101	48,900		2015	101	48,900			
													2017	101	300		2016	101	300		2015	101	300			
													Total:	109,500		Total:	112,300		Total:	112,300						
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)63,500 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)300 Appraised Land Value (Bldg)47,800 Special Land Value0 Total Appraised Parcel Value111,600 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value111,600														
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																										
83 SALE INCL 2A-51																										
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									
201302664	09/06/2013	9	ALTERATION		2,052		04/28/2014	100	04/28/2014	ENTRY DOOR		04/28/2014			105	15	PERMIT VISIT									
201302209	06/19/2013	25	WINDOWS		3,839		04/28/2014	100	04/28/2014			04/26/2004			319	14	INSPECTED									
												04/12/2004			250	22	MAILER SENT									
												04/08/2004			316	2	MEASURED									
												05/27/1992			131	14	INSPECTED									
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			
																			Spec Use		Spec Calc					
1	101	ONE FAM		RC				3,900 SF		16.12	0.7600	3	1.0000	1.00	MF	1.00							1.00	12.25	47,800	
Total Card Land Units:				0.09		AC	Parcel Total Land Area:				0.09		AC		Total Land Value:										47,800	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		BUNGALOW	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2	1		WOOD SHING	101	ONE FAM		100
Roof Structure	2		HIP	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		97.61	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		111,378	
Heat Type	5		STEAM	AYB		1930	
AC Type	01		NONE	EYB		1974	
Bedrooms	2			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		43	
Total Rooms	4			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		57	
Basement Floor	12		CONCRETE	Apprais Val		63,500	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				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
02	SHED/FR			L	64	7.48	1995	A		GD	70	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	840		19.52	16,399
EFP	ENCL PORCH	0	114		29.11	3,319
FFL	1ST FLOOR	840	840		97.61	81,996
STG	STORAGE	0	240		39.05	9,371
WDK	WOOD DECK	0	24		12.20	293

Ttl. Gross Liv/Lease Area:		840	2,058	1,141		111,378
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