

Property Location: 79 GERRARD AV
Vision ID: 2355

Account #2397

MAP ID: 2A/ 55/ 607/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 12:17

CURRENT OWNER

GOODWIN JOSEPH T
GOODWIN MARY ELLEN
79 GERRARD AVE

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

118,800
62,100

Assessed Value

118,800
62,100

1006
4ST LONGMEADOW, M

VISION

Total

180,900

180,900

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_375257_2854675

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

RECORD OF OWNERSHIP

BK-VOL/PAGE

07335/ 0206
06579/ 531
06479/ 236
03408/ 0208

SALE DATE

12/01/1989
07/31/1987
05/08/1987
03/19/1969

q/u

U
U
U
U

v/i

I
I
V
I

SALE PRICE

139,000
116,500
18,000
0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

118,700

2016

101

117,400

2015

101

117,400

2017

101

58,900

2016

101

63,600

2015

101

63,600

Total:

177,600

Total:

181,000

Total:

181,000

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MF

NOTES

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)

118,800

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

62,100

Special Land Value

0

Total Appraised Parcel Value

180,900

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

180,900

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

146

05/01/1987

MN

Manual Note

80,000

0

SFR

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

04/08/2004

316

3

MEAS+INSPCTD

06/26/1990

131

3

MEAS+INSPCTD

03/09/1988

130

1

LEFT NOTICE

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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

8,400 SF

9.73

0.7600

3

1.0000

1.00

MF

1.00

1.00

1.00

1.00

1.00

7.39

62,100

Total Card Land Units:

0.19 AC

Parcel Total Land Area:

0.19 AC

Total Land Value:

62,100

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			
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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		105.17	
Heat Fuel	2		GAS	Replace Cost		154,287	
Heat Type	3		FORCED H/W	AYB		1987	
AC Type	01		NONE	EYB		1994	
Bedrooms	3			Dep Code		AG	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		23	
Total Rooms	6			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		77	
Basement Floor	12		CONCRETE	Apprais Val		118,800	
Bsmt Garage	1			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,200		21.03	25,241	
FFL	1ST FLOOR	1,200	1,200		105.17	126,206	
WDK	WOOD DECK	0	196		14.49	2,840	
Ttl. Gross Liv/Lease Area:		1,200	2,596	1,467		154,287	

