

Property Location: 73 GERRARD AV
Vision ID: 2356

Account #2398

MAP ID: 2A/ 56/ 604/ /

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		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION														
GRANFIELD SUSAN M 73 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value															
										RESIDENTL.	101	157,500	157,500															
										RES LAND	101	64,500	64,500															
										RESIDENTL.	101	1,000	1,000															
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375267_2854784						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																						
										Total		223,000		223,000														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
GRANFIELD SUSAN M FERRY,COLLEEN A FULLERTON ANDREW M +, FULLERTON ANDREW M MORRISINO KENNETH D + FARIOLI				11895/ 149 10263/ 375 08354/ 0293 07754/ 0163 06497/ 555 03364/ 0321		10/01/2001 04/30/1998 03/09/1993 07/15/1991 05/26/1987 09/11/1968		U	I	115,500 105,000 1 114,000 93,000 0		G G A N	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value							
													2017	101	82,900	2016	101	82,100	2015	101	82,100							
													2017	101	58,700	2016	101	63,400	2015	101	63,400							
													2017	101	1,000	2016	101	1,000	2015	101	1,000							
													Total:			142,600		Total:		146,500		Total:		146,500				
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																												
FY18 PL377 PG 84 2A-56-604 COMBINED WITH 2A-50-51 PARCEL SPLIT # 1142												Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value																
												157,500 0 1,000 64,500 0 223,000 C 0 223,000																
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													
201602722 17	01/30/2017 01/21/2009	4 7	ADDITION REMODEL	105,000 8,732	06/01/2017	100 0	06/01/2017	MSTR BD RM W/BATH, BATHROOM. ASSUME		06/08/2017 06/01/2017 12/02/2009 05/17/2004 04/16/2004			317 317 317 318 317	14 2 15 14 13	INSPECTED MEASURED PERMIT VISIT INSPECTED MISSED APPT													
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				17,396	SF	4.88	0.7600	3	1.0000	1.00	MF	1.00		Spec Use	Spec Calc	1.00	3.71	64,500							
Total Card Land Units:															0.40	AC	Parcel Total Land Area:					0.4 AC	Total Land Value:					64,500

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	479		
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	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		101.29	
Heat Fuel	2		GAS	Replace Cost		181,013	
Heat Type	1		FORCED H/A	AYB		1951	
AC Type	03		FULL	EYB		2004	
Bedrooms	3			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		13	
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		87	
Basement Floor	12		CONCRETE	Apprais Val		157,500	
Bsmt Garage				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
02	SHED/FR			L	100	7.48	2009	A		GD	70	500
14	SCRN HSE			L	30	14.95	2009	A		GD	70	300
22	WOOD DK			L	30	9.20	2009	A		GD	70	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,388		20.29	28,160	
EFP	ENCL PORCH	0	168		30.15	5,065	
FFL	1ST FLOOR	1,454	1,454		101.29	147,282	
WDK	WOOD DECK	0	36		14.07	506	
Ttl. Gross Liv/Lease Area:		1,454	3,046	1,787		181,013	

