

Property Location: 49 GERRARD AV										MAP ID: 2A/ 59/ 592/ /										Bldg Name:										State Use: 101																													
Vision ID: 2359										Account #2401										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 12/15/2017 12:18									
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 45T LONGMEADOW, MA <																			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft				
Stories	1.50		1 1/2 STORIES	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	2		PLASTER					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				102.96
Interior Floor 2								
Heat Fuel	2		GAS	Replace Cost				142,496
Heat Type	1		FORCED H/A	AYB				1948
AC Type	01		NONE	EYB				1974
Bedrooms	3			Dep Code				AV
Full Baths	1			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	0			Dep %				43
Total Rooms	5		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				57	
Basement Floor	12	CONCRETE	Apprais Val				81,200	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	814		20.62	16,782	
FFL	1ST FLOOR	814	814		102.96	83,809	
HST	HALF STORY	407	814		51.48	41,905	

Ttl. Gross Liv/Lease Area:		1,221	2,442	1,384		142,496	
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