

Property Location: 43 GERRARD AV

Account #2404

MAP ID: 2A/ 61/ C/ /

Bldg Name:

State Use: 101

Vision ID: 2362

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 4ST LONGMEADOW, M VISION																									
MAHAN JOHN F MAHAN JOANNE M 43 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																			
											RESIDENTL.		101						141,700		141,700																			
													RES LAND						101		63,100		63,100																	
													RESIDENTL.						101		1,000		1,000																	
SUPPLEMENTAL DATA																																								
			Other ID: SP Permit HBT Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375314_2855335				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)																				
MAHAN JOHN F LACHANCE			06543/ 040 04167/ 0243		06/30/1987 08/20/1975		U	1	129,900 0		U	1	Total:		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value									
															2017		101		137,600		2016		101		136,200		2015		101		136,200									
															2017		101		59,900		2016		101		64,600		2015		101		64,600									
															2017		101		1,000		2016		101		1,000		2015		101		1,000									
															Total:				198,500		Total:				201,800		Total:				201,800									
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 141,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,000 Appraised Land Value (Bldg) 63,100 Special Land Value 0 Total Appraised Parcel Value 205,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 205,800																									
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																																								
ROOF,BATH RENOV 1997 POOL COMPLETE NO DECK 2001 BP NVC - SUB DIV 894 LEFT NOTICE DID NOT MEASURE AS TEEN HOME ALONE																																								
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												
20		01/22/2009		7		REMODEL		15,000				0				FAMILY RM, OFFICE, 12/02/2009								317		15		PERMIT VISIT												
38		03/14/2001		7		REMODEL		3,500				0				FIRST FL BTHRM 04/09/2004								317		1		LEFT NOTICE												
81		05/13/1999		11		POOL		8,000				0				POOL WITH DECK 12/18/2001								105		15		PERMIT VISIT												
217		10/14/1997		MN		Manual Note		4,250				0				REMODEL 11/02/1999								247		15		PERMIT VISIT												
																01/13/1998								200		15		PERMIT VISIT												
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					11,786 SF		7.04		0.7600		3		1.0000		1.00		MF		1.00				Spec Use		Spec Calc		1.00		5.35		63,100			
Total Card Land Units:															0.27		AC		Parcel Total Land Area:					0.27 AC					Total Land Value:										63,100	

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	966		
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	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	G		GOOD				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12		CONCRETE				
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	4						
Fireplaces	1						

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	25	69.00	1999	A		AV	60	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,288		23.42	30,165
FFL	1ST FLOOR	1,288	1,288		116.92	150,592
OFFP	OPEN PORCH	0	280		11.69	3,274

Ttl. Gross Liv/Lease Area:		1,288	2,856	1,574		184,031
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