

Property Location: 27 GERRARD AV
Vision ID: 2363

Account #2405

MAP ID: 2A/ 62/ B/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 12:19

CURRENT OWNER

TRACY ROBIN A

27 GERRARD AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

186,800

Appraised Value

121,800

64,700

300

186,800

Assessed Value

121,800

64,700

300

186,800

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

18256/ 328

16533/ 462

14867/ 597

13389/ 461

12724/ 105

10400/ 367

SALE DATE

04/08/2010

02/26/2007

03/09/2005

07/18/2003

11/12/2002

08/07/1998

q/u

U

U

U

U

U

U

v/i

I

I

I

I

I

I

SALE PRICE

214,000

215,000

1

137,006

111,071

97,000

V.C.

A

E

L

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

120,400

61,200

300

181,900

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

119,200

66,100

300

185,600

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

119,200

66,100

300

185,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MF

NOTES

SUB DIV 894

4/10 SALE INCLUDES BK 18256 P326

582 SF(SEE OLD MAP)

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MF

APPROAISED VALUE SUMMARY

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

121,800

0

300

64,700

0

186,800

C

0

186,800

BUILDING PERMIT RECORD

Permit ID

201602343

133

Issue Date

08/11/2016

05/19/2010

Type

12

33

Description

REROOF

WCHAIR RAMP

Amount

25,517

1,000

Insp. Date

03/16/2017

% Comp.

100

0

Date Comp.

03/16/2017

Comments

VISIT/CHANGE HISTORY

Date

03/15/2017

02/04/2011

11/23/2010

06/30/2004

05/03/2004

Type

IS

ID

317

317

311

328

317

Cd.

15

16

15

16

14

Purpose/Result

PERMIT VISIT

FIELDREV CHG

PERMIT VISIT

FIELDREV CHG

INSPECTED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

17,580

SF

Unit Price

4.84

I. Factor

0.7600

S.A.

3

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MF

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

3.68

Land Value

64,700

Total Card Land Units:

0.40

AC

Parcel Total Land Area:

0.4 AC

Total Land Value:

64,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
Style	05		CAPE	#Heat Sys	1						
Model	01		RESIDENTIAL	Central Vac	0		NO				
Grade	C		AVERAGE	FBM Sqft	635						
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME				
Foundation	1		CONCRETE	MIXED USE							
Exterior Wall 1	7		BRICK	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	8		PLYWD PANL								
Interior Floor 1	3		HARDWOOD								
Interior Floor 2	4		CARPET								
Heat Fuel	2		GAS								
Heat Type	1		FORCED H/A								
AC Type	03		FULL								
Bedrooms	4										
Full Baths	1										
Half Baths	1										
Extra Fixtures	1										
Total Rooms	6										
Bath Style	A		AVERAGE								
Kitchen Style	G		GOOD								
Kitchens	1										
Extra Kitchens	1										
Frame	1		WOOD								
Basement Floor	12		CONCRETE								
Bsmt Garage											
Units	1										
WS Flues											
FBM Quality	3										
Fireplaces	0										
								Adj. Base Rate:		105.19	
								Replace Cost		193,343	
				AYB		1950					
				EYB		1980					
				Dep Code		AG					
				Remodel Rating							
				Year Remodeled							
				Dep %		37					
				Functional Obslnc							
				External Obslnc							
				Cost Trend Factor		1					
				Condition							
				% Complete							
				Overall % Cond		63					
				Apprais Val		121,800					
				Dep % Ovr		0					
				Dep Ovr Comment							
				Misc Imp Ovr		0					
				Misc Imp Ovr Comment							
				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
01	SHED/MTL			L	90	5.18	1970	A		AV	60	300
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
BMT	BASEMENT			0		846			21.01		17,777	
EFP	ENCL PORCH			0		360			31.56		11,361	
FFL	1ST FLOOR			846		846			105.19		88,993	
GAR	GARAGE			0		702			42.11		29,559	
HST	HALF STORY			405		810			52.60		42,603	
OFF	OPEN PORCH			0		290			10.52		3,051	
Ttl. Gross Liv/Lease Area:				1,251		3,854	1,838				193,343	

