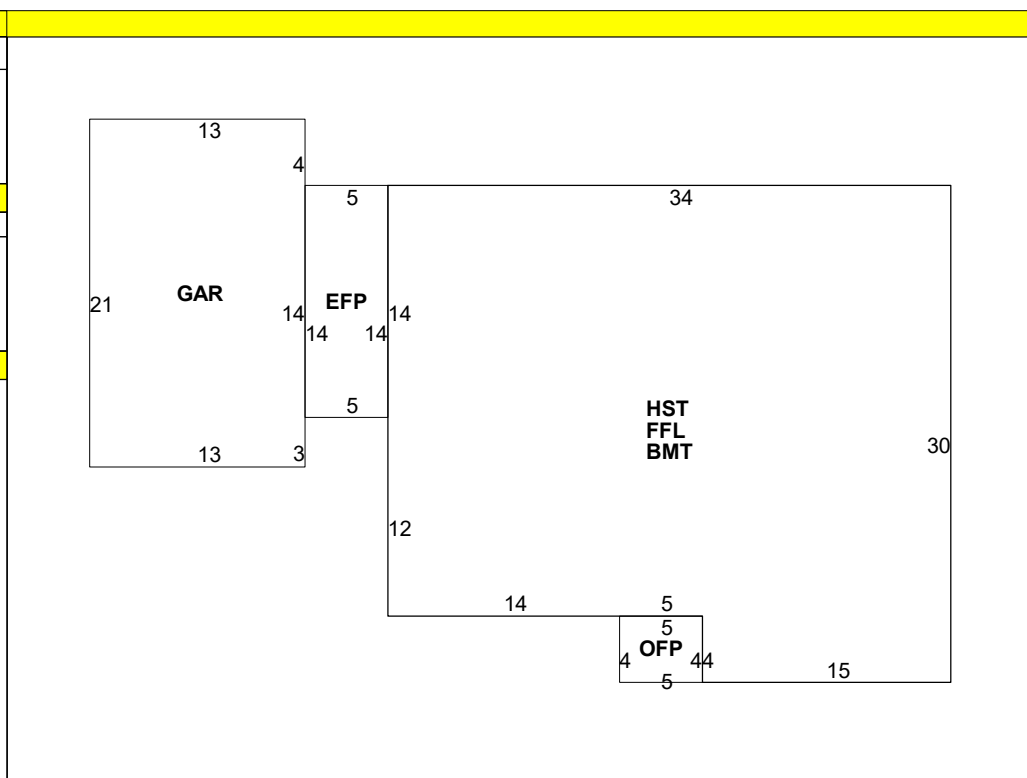


Property Location: 62 GERRARD AV										MAP ID: 2B/ 23/ 0/ /										Bldg Name:										State Use: 101																													
Vision ID: 2396										Account #2438										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 12/15/2017 12:26									
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 62 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners: <																			

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	708		
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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		98.71	
Heat Fuel	2		GAS	Replace Cost		171,459	
Heat Type	3		FORCED H/W	AYB		1955	
AC Type	01		NONE	EYB		1994	
Bedrooms	4			Dep Code		GV	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		23	
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		77	
Basement Floor				Apprais Val		132,000	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			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	944		19.76	18,656
EFP	ENCL PORCH	0	70		29.61	2,073
FFL	1ST FLOOR	944	944		98.71	93,182
GAR	GARAGE	0	273		39.41	10,759
HST	HALF STORY	472	944		49.35	46,591
OFF	OPEN PORCH	0	20		9.87	197
Ttl. Gross Liv/Lease Area:		1,416	3,195	1,737		171,459



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