

Property Location: 50 GERRARD AV

Vision ID: 2418

Account #2460

MAP ID: 2B/ 44/ 500/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 12:31

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, M VISION																						
CAVANAUGH DIANE S							1 TYPCL						Description		Code		Appraised Value						Assessed Value																		
													RESIDENTL.		101		134,500						134,500																		
													RES LAND		101		61,700						61,700																		
50 GERRARD AVE													RESIDENTL.		101		400		400																						
EAST LONGMEADOW, MA 01028					SUPPLEMENTAL DATA																																				
Additional Owners:					Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375434_2855148					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)																								
CAVANAUGH DIANE S BERNECHE MAY E + RONALD H BERNECHE MAY E					09543/ 0555 08590/ 0129 02452/ 0582		07/01/1996 10/08/1993 03/01/1956		U U U		1 1 1		92,500 1 0		N A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value								
																	2017		101		129,900		2016		101		128,500		2015		101		128,500								
																	2017		101		58,500		2016		101		63,200		2015		101		63,200								
																	2017		101		400		2016		101		400		2015		101		400								
																	Total:				188,800		Total:				192,100		Total:				192,100								
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																																									
LEFT NOTICE																																									
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													
																		04/08/2004						316		2		MEASURED													
																		05/20/1992						170		3		MEAS+INSPCTD													
																		06/26/1990						131		2		MEASURED													
																		05/27/1980						500		3		MEAS+INSPCTD													
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								6,750 SF		12.03		0.7600		3		1.0000		1.00		MF		1.00				Spec Use		Spec Calc		1.00		9.14		61,700	
Total Card Land Units:															0.15		AC		Parcel Total Land Area: 0.15 AC										Total Land Value:										61,700		

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	863		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	8		BRICK VENR	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				Adj. Base Rate:		105.63	
Heat Fuel	2		GAS	Replace Cost		174,612	
Heat Type	3		FORCED H/W	AYB		1957	
AC Type	03		FULL	EYB		1994	
Bedrooms	3			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	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		77	
Basement Floor				Apprais Val		134,500	
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
19	PATIO			L	117	5.75	1970	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,233		21.16	26,091	
FFL	1ST FLOOR	1,233	1,233		105.63	130,246	
GAR	GARAGE	0	375		42.25	15,845	
OFF	OPEN PORCH	0	230		10.56	2,430	
Ttl. Gross Liv/Lease Area:		1,233	3,071	1,653		174,612	

