

Property Location: 16 GERRARD AV

Vision ID: 2454

Account #2497

MAP ID: 2B/ 78/ 558/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 340

Print Date: 12/15/2017 12:40

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA VISION							
VLAM REALTY LLC							1 TYPCL						Description		Code		Appraised Value		Assessed Value									
													COMMERC.		340		290,900		290,900									
													COMM LAND		340		88,600		88,600									
													COMMERC.		340		5,400		5,400									
16 GERRARD AVE																												
EAST LONGMEADOW, MA 01028					SUPPLEMENTAL DATA																							
Additional Owners:					Other ID:					Received																		
					SP Permit					Field 7																		
					Chapter Land					Field 8																		
					OC Dates					Field 9																		
					In+Ex FY					Field 10																		
					Mailed																							
					GIS ID: F_375527_2855623					ASSOC PID#																		
					Total										384,900		384,900											
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
VLAM REALTY LLC					10618/ 244			01/21/1999		U	1	1		B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
															2017	340	271,300		2016	340	264,800		2015	340	264,800			
															2017	340	102,200		2016	340	92,800		2015	340	92,800			
															2017	340	5,400		2016	340	5,400		2015	340	5,400			
															Total:		378,900		Total:		363,000		Total:		363,000			
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 290,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 5,400 Appraised Land Value (Bldg) 88,600 Special Land Value 0 Total Appraised Parcel Value 384,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 384,900													
Year	Type	Description			Amount			Code	Description			Number	Amount												Comm. Int.			
Total:																												
ASSESSING NEIGHBORHOOD																												
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																
0001/A									340			BA																
NOTES																												
DENTAL OFFICE FAMILY PRACTICE EMIRZIAN																												
MARINO & ASSOCS.																												
BUILDING PERMIT RECORD																												
Permit ID		Issue Date		Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result							
201400899		05/01/2014		6	SIGN		900		03/19/2015		100		03/19/2015		EMA DENTAL REFAC		03/19/2015		317	15	PERMIT VISIT							
25		02/01/2006		6	SIGN		822				0				E M & A WALL SIGN		11/30/2006		311	15	PERMIT VISIT							
63		03/01/1990		MN	Manual Note		170,000				0				ADDN		05/07/2004		303	3	MEAS+INSPCTD							
131		01/01/1984		MN	Manual Note		0				0				ALTER		01/03/1991		107	3	MEAS+INSPCTD							
282		01/01/1984		MN	Manual Note		0				0				SIGN		03/18/1985		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	340	OFFICE			BUS				14,454	SF	5.57	1.1000	C	1.0000	1.00	CA	1.00					1.00	6.13	88,600				
Total Card Land Units:					0.33		AC	Parcel Total Land Area:					0.33 AC					Total Land Value:					88,600					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	72		OFFICE-PRO				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.50		1 1/2 STORIES				
Occupancy	1						
Exterior Wall 1	2		CLAPBOARD				
Exterior Wall 2							
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2							
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
Bldg Use	340		OFFICE				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	3						
Extra Fixtures	14						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

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
84	SIGN-ILU			L	24	40.25	2006	G		GD	70	800
85	PAVING			L	5,000	1.61	1983	A		AV	55	4,400
02	SHED/FR			L	60	7.48	1995	A		AV	55	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
EFP	ENCL PORCH	0	45		28.34	1,275	
FFL	1ST FLOOR	3,450	3,450		91.09	314,247	
HST	HALF STORY	431	862		45.54	39,258	
Ttl. Gross Liv/Lease Area:		3,881	4,357	3,895		354,780	

