

Property Location: 102 GERRARD AV
Vision ID: 2485

Account #2528

MAP ID: 2C/ 24/ 371/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 12:47

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA VISION								
DERALEAU LAWRENCE W JR DERALEAU NANCY 102 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code		Appraised Value		Assessed Value										
													RESIDENTL.		101		79,200		79,200										
													RES LAND		101		61,900		61,900										
													RESIDENTL.		101		800		800										
SUPPLEMENTAL DATA																													
					Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375372_2854373					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)														
DERALEAU LAWRENCE W JR DERALEAU LAWRENCE W JR DERALEAU LAWRENCE W JR					09820/ 0371 09714/ 0566 04530/ 0296			04/08/1997 12/17/1996 12/21/1977		U	1	30,000 0		A H	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
															2017	101	77,600		2016	101	76,500		2015	101	76,500				
															2017	101	58,700		2016	101	63,400		2015	101	63,400				
															2017	101	800		2016	101	800		2015	101	800				
															Total:	137,100		Total:		140,700		Total:		140,700					
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)79,200 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)800 Appraised Land Value (Bldg)61,900 Special Land Value0 Total Appraised Parcel Value141,900 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value141,900														
Year	Type	Description			Amount		Code	Description			Number		Amount												Comm. Int.				
Total:																													
ASSESSING NEIGHBORHOOD																													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																		
0001/A								101			MF																		
NOTES																													
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					
201702432		09/14/2017		62	SOLAR			9,405				0						04/08/2004				311	3	MEAS+INSPCTD					
304		11/05/2003		8	RENOVATION			26,000				0			OC 1/20/2004			01/28/2004				296	15	PERMIT VISIT					
317		11/01/1994		MN	Manual Note			5,000				0			ALTERATION			01/11/1995				107	15	PERMIT VISIT					
																		05/06/1992				107	22	MAILER SENT					
																		08/01/1990				131	2	MEASURED					
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				
																					Spec Use		Spec Calc						
1	101	ONE FAM			RC				7,500 SF		10.86	0.7600	3	1.0000	1.00	MF	1.00								1.00	8.25	61,900		
Total Card Land Units:										0.17	AC	Parcel Total Land Area:					0.17	AC	Total Land Value:										61,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
Style	15		OLD STYLE	#Heat Sys	1						
Model	01		RESIDENTIAL	Central Vac	0		NO				
Grade	C		AVERAGE	FBM Sqft							
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME				
Foundation	2		CONC BLOCK	MIXED USE							
Exterior Wall 1	5		ASBESTOS	Code	Description		Percentage				
Exterior Wall 2	4		VINYL	101	ONE FAM		100				
Roof Structure	1		GABLE	COST/MARKET VALUATION							
Roof Cover	1		ASPHALT SH								
Interior Wall 1	2		PLASTER								
Interior Wall 2	1		DRYWALL								
Interior Floor 1	3		HARDWOOD								
Interior Floor 2											
Heat Fuel	1		OIL								
Heat Type	5		STEAM								
AC Type	01		NONE								
Bedrooms	3										
Full Baths	1										
Half Baths	0										
Extra Fixtures	0										
Total Rooms	6										
Bath Style											
Kitchen Style	A		AVERAGE								
Kitchens	1										
Extra Kitchens	0										
Frame	1		WOOD								
Basement Floor	12		CONCRETE								
Bsmt Garage											
Units	1										
WS Flues	1										
FBM Quality											
Fireplaces	0										
								Adj. Base Rate:			
								80.30			
				Replace Cost							
				125,743							
				AYB							
				1924							
				EYB							
				1980							
				Dep Code							
				AG							
				Remodel Rating							
				Year Remodeled							
				Dep %							
				37							
				Functional ObsInc							
				External ObsInc							
				Cost Trend Factor							
				1							
				Condition							
				% Complete							
				Overall % Cond							
				63							
				Apprais Val							
				79,200							
				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
02	SHED/FR			L	160	7.48	2002	A		GD	70	800

Ttl. Gross Liv/Lease Area:		1,356	2,760	1,566		125,743
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