

Property Location: 79 GERRARD AV
Vision ID: 2355

Account #2397

MAP ID: 2A/ 55/ 607/ /
Bldg #: 1 of 1
Sec #: 1 of 1
Card 1 of 1

Bldg Name:
State Use: 101
Print Date: 12/06/2018 18:07

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION																								
GOODWIN JOSEPH T GOODWIN MARY ELLEN 79 GERRARD AVE EAST LONGMEADOW, MA 01028 Additional Owners:													Description		Code						Appraised Value		Assessed Value																		
													RESIDENTL. RES LAND		101 101						128,600 62,100		128,600 62,100																		
SUPPLEMENTAL DATA																																									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375257_2854675					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																				
Total													190,700				190,700																								
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																								
GOODWIN JOSEPH T TYNAN JOHN BRAFER INC FERIOLI					07335/ 0206 06579/ 531 06479/ 236 03408/ 0208		12/01/1989 07/31/1987 05/08/1987 03/19/1969		U U U U		I I V I		139,000 116,500 18,000 0		V.C.		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value								
																	2018		101		118,800		2017		101		118,700		2016		101		117,400								
																	2018		101		62,100		2017		101		58,900		2016		101		63,600								
																	Total:				180,900		Total:				177,600		Total:				181,000								
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																																									
													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								128,600 0 0 62,100 0 190,700 C 0 190,700																				
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													
146		05/01/1987		MN		Manual Note		80,000				0				SFR		03/07/2018 04/08/2004 06/26/1990 03/09/1988						333 316 131 130		4 3 3 1		INFO AT DOOR MEAS+INSPCTD MEAS+INSPCTD LEFT NOTICE													
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								8,400 SF		9.73		0.7600		3		1.0000		1.00		MF		1.00				Spec Use		Spec Calc		1.00		7.39		62,100	
Total Card Land Units:						0.19		AC		Parcel Total Land Area:						0.19 AC						Total Land Value:						62,100													

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			
Stories	1.00		1 STORY	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	4		CARPET	Adj. Base Rate:		113.81	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		166,962	
Heat Type	3		FORCED H/W	AYB		1987	
AC Type	01		NONE	EYB		1995	
Bedrooms	3			Dep Code		AG	
Full Baths	2			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	12		CONCRETE	Apprais Val		128,600	
Bsmt Garage	1			Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				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	1,200		22.76	27,315	
FFL	1ST FLOOR	1,200	1,200		113.81	136,574	
WDK	WOOD DECK	0	196		15.68	3,073	

Ttl. Gross Liv/Lease Area:		1,200	2,596	1,467		166,962	
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