

Property Location: 45 GERRARD AV										MAP ID: 2A/ 60/ 590/ /										Bldg Name:										State Use: 101																													
Vision ID: 2361										Account #2403										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 12/06/2018 18:09									
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 45T LONGMEADOW, MA 																			

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	2.5			Int vs Ext	S		
Foundation	3						
Exterior Wall 1	6		STUCCO				
Exterior Wall 2	4		VINYL				
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	2		SOFTWOOD				
Interior Floor 2							
Heat Fuel	1		OIL	Adj. Base Rate:			79.12
Heat Type	1		FORCED H/A	Replace Cost			157,364
AC Type	01		NONE	AYB			1920
Bedrooms	3			EYB			1975
Full Baths	1			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	6			Dep %			43
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			57
Bsmt Garage				Apprais Val			89,700
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
ATC	ATTIC	145	578		19.85	11,472
BMT	BASEMENT	0	578		15.88	9,178
FFL	1ST FLOOR	1,128	1,128		79.12	89,244
OPF	OPEN PORCH	0	64		7.42	475
PAT	PATIO	0	322		3.93	1,266
SFL	2ND FLOOR	578	578		79.12	45,730

Ttl. Gross Liv/Lease Area: 1,851 3,248 1,989 157,364

