

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: 12/06/2018 18:22

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA 01028 VISION	
CAVANAUGH DIANE S			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
50 GERRARD AVE						RESIDENTL.	101	129,600	129,600		
EAST LONGMEADOW, MA 01028						RES LAND	101	61,700	61,700		
Additional Owners:						RESIDENTL.	101	400	400		
SUPPLEMENTAL DATA						Total				191,700	191,700
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		22256/ 261	07/09/2018	U	1	100	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
CAVANAUGH DIANE S		09543/ 0555	07/01/1996	U	1	92,500	N	2018	101	134,500	2017	101	129,900	2016	101	128,500	
BERNECHE MAY E + RONALD H		08590/ 0129	10/08/1993	U	1	1	A	2018	101	61,700	2017	101	58,500	2016	101	63,200	
BERNECHE MAY E		02452/ 0582	03/01/1956	U	1	0		2018	101	400	2017	101	400	2016	101	400	
Total:										196,600	Total:		188,800		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								APPRAISED VALUE SUMMARY									
NBHD/ SUB		NBHD Name		Street Index Name		Tracing										Batch	
0001/A						101										MF	

NOTES								APPRAISED VALUE SUMMARY															
																Appraised Bldg. Value (Card)				129,600			
																Appraised XF (B) Value (Bldg)				0			
								Appraised OB (L) Value (Bldg)				400											
								Appraised Land Value (Bldg)				61,700											
								Special Land Value				0											
								Total Appraised Parcel Value				191,700											
								Valuation Method:				C											
								Adjustment:				0											
								Net Total Appraised Parcel Value				191,700											

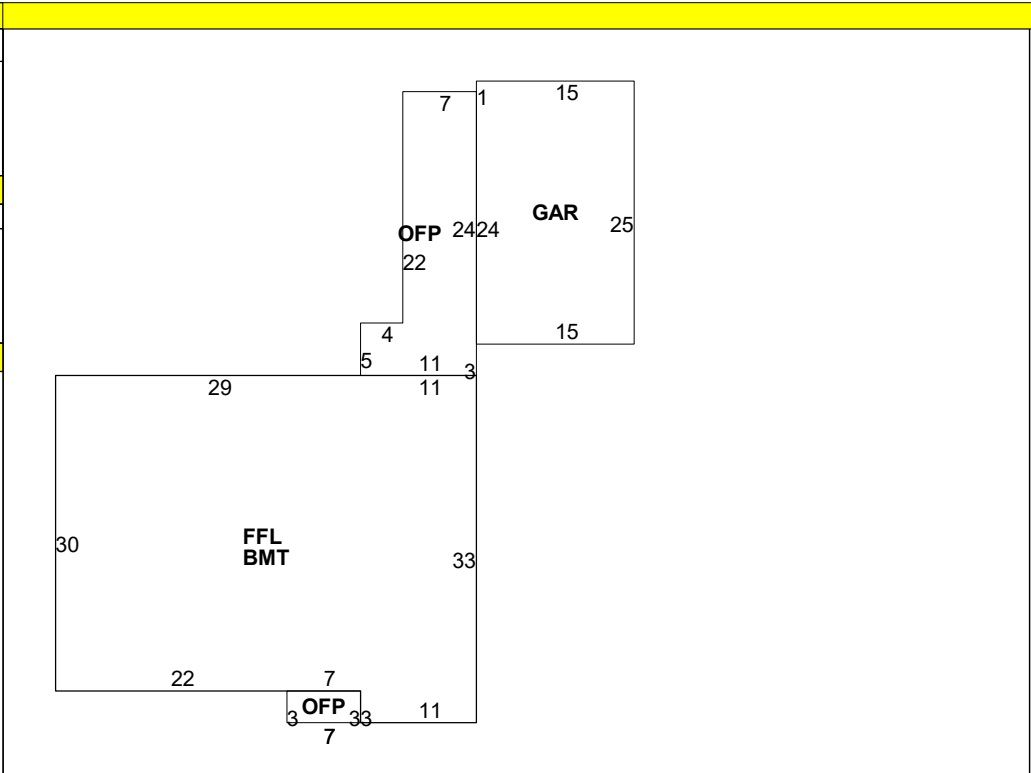
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result		
										03/07/2018			333	3	MEAS+INSPCTD		
										04/08/2004			316	2	MEASURED		
										05/20/1992			170	3	MEAS+INSPCTD		
										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				Adj. Base Rate:				112.01
Interior Floor 1	5		LINO/VINYL	Replace Cost				185,149
Interior Floor 2	6		CERAMIC TL	AYB				1957
Heat Fuel	2		GAS	EYB				1988
Heat Type	3		FORCED H/W	Dep Code				GD
AC Type	03		FULL	Remodel Rating				
Bedrooms	3			Year Remodeled				
Full Baths	1			Dep %				30
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	6			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				70
Extra Kitchens	0			Apprais Val				129,600
Frame	1		WOOD	Dep % Ovr				0
Basement Floor				Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	3			Cost to Cure Ovr Comment				
Fireplaces	0							

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	80	7.48	2010	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		22.44	27,666	
FFL	1ST FLOOR	1,233	1,233		112.01	138,106	
GAR	GARAGE	0	375		44.80	16,801	
OFP	OPEN PORCH	0	230		11.20	2,576	
Ttl. Gross Liv/Lease Area:		1,233	3,071	1,653		185,149	



No Photo On Record