

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

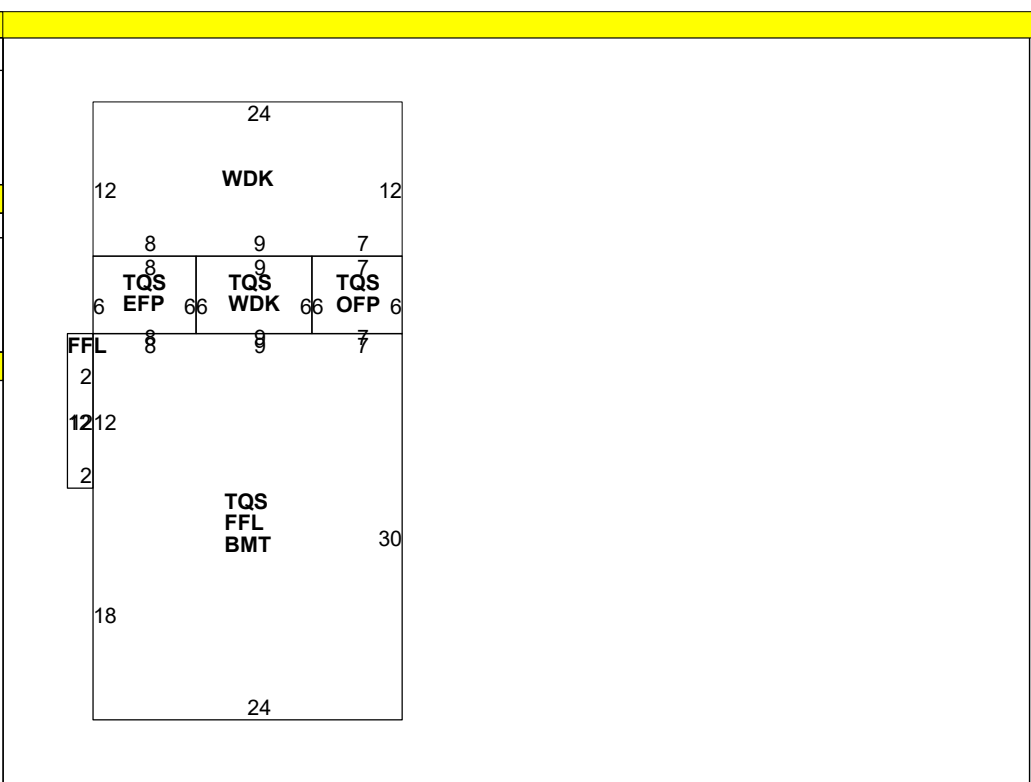
Print Date: 12/06/2018 18:37

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		87,500		87,500									
													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#																		
															Total								150,200		150,200			
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			
															2018	101	79,200		2017	101	77,600		2016	101	76,500			
															2018	101	61,900		2017	101	58,700		2016	101	63,400			
															2018	101	800		2017	101	800		2016	101	800			
															Total:		141,900		Total:		137,100		Total:		140,700			
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 Bldg. Value (Card) 87,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 800 Appraised Land Value (Bldg) 61,900 Special Land Value 0 Total Appraised Parcel Value 150,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 150,200													
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		03/07/2018		0	03/07/2018		SOLAR ON REAR OF H			03/07/2018				333	3	MEAS+INSPCTD				
304		11/05/2003		8	RENOVATION			26,000				0			OC 1/20/2004			04/08/2004				311	3	MEAS+INSPCTD				
317		11/01/1994		MN	Manual Note			5,000				0			ALTERATION			01/28/2004				296	15	PERMIT VISIT				
																		01/11/1995				107	15	PERMIT VISIT				
																		05/06/1992				107	22	MAILER SENT				
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		
	101	ONE FAM			RC				7,500 SF		10.86	0.7600	3	1.0000	1.00	MF	1.00				Spec Use Spec Calc		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	Adj. Base Rate:				86.72
Interior Floor 1	3		HARDWOOD					
Interior Floor 2								
Heat Fuel	1		OIL	Replace Cost				138,928
Heat Type	5		STEAM	AYB				1924
AC Type	01		NONE	EYB				1981
Bedrooms	3			Dep Code				AG
Full Baths	1			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	0			Dep %				37
Total Rooms	6			Functional ObsInc				
Bath Style	A		AVERAGE	External ObsInc				
Kitchen Style	A		AVERAGE	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1		WOOD	Overall % Cond				63
Basement Floor	12		CONCRETE	Apprais Val				87,500
Bsmt Garage				Dep % Ovr				0
Units	1			Dep Ovr Comment				
WS Flues	1			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
02	SHED/FR			L	160	7.48	2002	A		GD	70	800
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1981		1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	720		17.34	12,488	
EFP	ENCL PORCH	0	48		25.29	1,214	
FFL	1ST FLOOR	744	744		86.72	64,521	
OFP	OPEN PORCH	0	42		8.26	347	
TQS	3/4 STORY	648	864		65.04	56,196	
WDK	WOOD DECK	0	342		12.17	4,163	
Ttl. Gross Liv/Lease Area:		1,392	2,760	1,602		138,928	



No Photo On Record