

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
FORD CYNTHIA G 104 GERRARD AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	80400		80,400														
												RES LAND		101	68900		68,900														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700														
				SUPPLEMENTAL DATA																											
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
GIS ID F_375366_2854323												Total		150,000		150,000															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
FORD CYNTHIA G FORD				06804 05489		0278 0162		04-13-1988 05-23-1983		U U		I I		1 100		1A 1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
																		2021		101	77,000	2020		101	72,700	2019		101	71,000		
																				101	63,800			101	63,800			101	61,900		
																				101	700			101	700			101	700		
														Total		141,500	Total		137,200	Total		133,600									
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int																		
Total				0.00																											
ASSESSING NEIGHBORHOOD																															
Nbhd		Nbhd Name		B		Tracing		Batch																							
0001						101		MF																							
NOTES																															
														APPRAISED VALUE SUMMARY																	
														Appraised BLDG. Value (Card)										80,400							
														Appraised Xf (B) Value (Bldg)								0									
														Appraised Ob (B) Value (Bldg)								700									
														Appraised Land Value (Bldg)								68,900									
														Special Land Value								0									
														Total Appraised Parcel Value								150,000									
														Valuation Method								C									
														Adjustment																	
														Net Total Appraised Parcel Value								150,000									
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		2		MEASURED	
																		05-05-2004								317		14		INSPECTED	
																		04-12-2004								250		22		MAILER SENT	
																		04-08-2004								311		2		MEASURED	
																		05-12-1992								131		14		INSPECTED	
																		05-06-1992								107		22		MAILER SENT	
08-01-1990		131		2		MEASURED																									
LAND LINE VALUATION SECTION																															
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value							
1	101	ONE FAM		RC				7,500	SF	12.08	0.760	3	LAND	1.00	MF	1.00				0			1.000	9.18	68,900						
Total Card Land Units								0.17	AC	Parcel Total Land Area: 0.17								Total Land Value								68,900					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	5	ASBESTOS	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		94.46
Interior Floor 2			RCN		141,037
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1924
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	3		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		80,400
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	128	7.48	2002	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	576		21.19	12,204	
EFB	ENCL PORCH	0	48		30.95	1,486	
FFL	1ST FLOOR	654	654		106.12	69,404	
OPF	OPEN PORCH	0	186		10.84	2,016	
TQS	3/4 STORY	527	702		79.67	55,927	
Ttl Gross Liv / Lease Area		1,181	2,166	1,329		141,037	

