Property Location 93 GERRARD AV | Map ID 2A/ 52/ D/ / | Bldg Name | State Use 101
Vision ID 2350 | Account # 2392 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 4:48:02 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MORSCH GREGORY J				
MORSCH CATHIE J	TOPO WET	EASEMENT	TRAFFIC	CORNER
93 GERRARD AVE				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_375204_2854498

CURRENT ASSESSMENT			
Description	Code	Appraised	Assessed
RESIDNTL.	101	209100	209,100
RES LAND	101	76500	76,500
RESIDNTL.	101	1900	1,900
		Total	287,500	287,500

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MORSCH GREGORY J	08876	0112	06-30-1994	U	I	119,000	
SWEENEY SUSAN F	07257	0569	09-01-1989	U	I	126,500	
JKJ CONSTRUCTION CO	07058	0505	12-28-1988	U	I	1	1
BORGHI	01392	0319	05-12-1928	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	182,700	2021	101	175,100	2020	101	167,900
	101	69,600		101	64,400		101	64,400
	101	1,900		101	1,900		101	1,900
	Total	254,200		Total	241,400		Total	234,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MF

NOTES

SUB DIV #616

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	209,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,900
Appraised Land Value (Bldg)	76,500
Special Land Value	0
Total Appraised Parcel Value	287,500
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	287,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202102225	06-29-2021	7	REMODEL	28,603	06-28-2022	100	06-28-2022	KITCHEN REMODE
201902585	08-05-2019	91	INSULATION	2,000		0		
83	05-01-2003	3	GARAGE	28,900				OC 7/30/2003
72	04-27-2001	11	POOL	1,000				
70	04-01-1989	MN	Manual Note	60,000				SFR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-28-2022			400	15	PERMIT VISIT
03-07-2018			333	3	MEAS+INSPCTD
04-20-2004			319	14	INSPECTED
04-12-2004			250	22	MAILER SENT
04-09-2004			316	2	MEASURED
01-26-2004			296	15	PERMIT VISIT
12-18-2001			105	15	PERMIT VISIT

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				10,029	SF	10.04	0.760	3	LAND	1.00	MF	1.00			0			1.000	7.63	76,500
Total Card Land Units							0.23	AC	Parcel Total Land Area:			0.23									Total Land Value		76,500

Property Location	93 GERRARD AV		Map ID	2A/ 52/ D/ /	Bldg Name		State Use 101
Vision ID 2350		Account # 2392		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 12/12/2022 4:48:03 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2	3	OTHER
Interior Floor 1	4	CARPET
Interior Floor 2	6	CERAMIC TL
Heat Fuel	3	ELECTRIC
Heat Type	6	ELECTRC BB
AC Type	01	NONE
Bedrooms	5	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	0	
WS Flues	1	
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

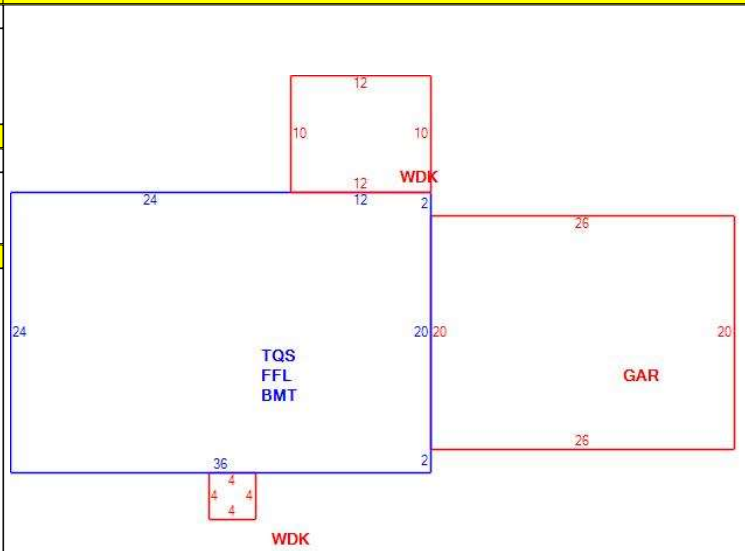
Element	Cd	Description
Basement Floor		
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	115.38
RCN	246,030
Net Other Adj	
Year Built	1989
Effective Year Built	2006
Depreciation Code	GV
Remodel Rating	03
Year Remodeled	2021
Depreciation %	15
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	85
RCNLD	209,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
07	POOL A-C	OB	Outbuildi	L	21	69.00	2001	70	0.00	GD	A	1.00	1,000
01	SHED/MTL			L	80	5.18	2015	60	0.00	AV	A	1.00	200
22	WOOD DK			L	108	9.20	2001	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	864		25.66	22,168
FFL	1ST FLOOR	864	864		128.14	110,713
GAR	GARAGE	0	520		51.26	26,653
TQS	3/4 STORY	648	864		96.11	83,035
WDK	WOOD DECK	0	136		25.44	3,460
	Ttl Gross Liv / Lease Area	1,512	3,248			246,030