

State Use 101
Print Date 12/12/2022 5:05:19 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
FORD CYNTHIA G 104 GERRARD AVE EAST LONGMEADOW MA 01028 GIS ID F_375366_2854323												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	91000		91,000								
												RES LAND		101	75800		75,800								
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		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#								Total		167,500		167,500									
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						
											2022	101	80,400	2021	101	77,000	2020	101	72,700						
												101	68,900		101	63,800		101	63,800						
												101	700		101	700		101	700						
													Total	150,000		Total		141,500		Total		137,200			
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card)91,000 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)700 Appraised Land Value (Bldg)75,800 Special Land Value0 Total Appraised Parcel Value167,500 Valuation MethodC Adjustment Net Total Appraised Parcel Value167,500											
Total				0.00																					
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name				Tracing		Batch																	
0001						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		
																	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	13.29	0.760	3	LAND	1.00	MF	1.00			0			1.000	10.1	75,800			
Total Card Land Units							0.17 AC	Parcel Total Land Area: 0.17							Total Land Value							75,800			

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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		107.63
Interior Floor 1	4	CARPET	RCN		159,617
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1924
Heat Type	5	STEAM	Effective Year Built		1978
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		91,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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		23.80	13,709	
EFB	ENCL PORCH	0	48		59.60	2,861	
FFL	1ST FLOOR	654	654		119.21	77,961	
OPF	OPEN PORCH	0	186		12.18	2,265	
TQS	3/4 STORY	527	702		89.49	62,822	
Ttl Gross Liv / Lease Area		1,181	2,166			159,617	

