

Property Location

67 GERRARD AV

Map ID

2A/ 48/ A/ I

Bldg Name

State Use

101

Vision ID

2346

Account #

2388

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

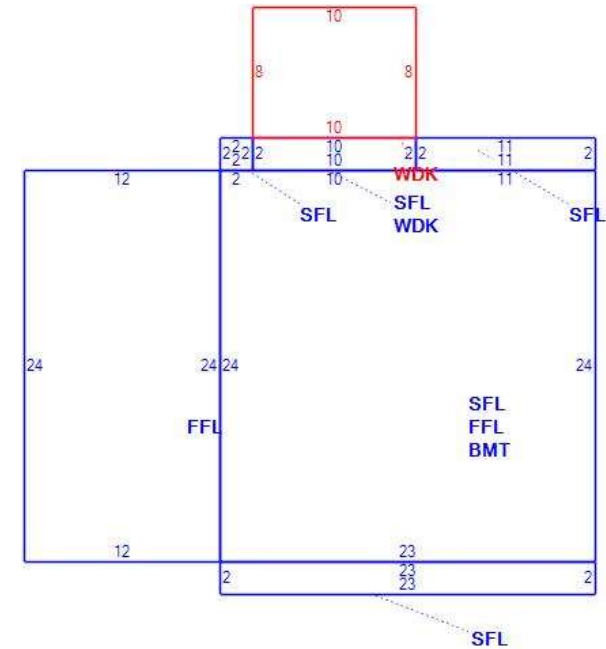
11/13/2023 10:46:16

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
ZHENG MEI ZHEN 67 GERRARD AV EAST LONGMEADOW MA 01028 GIS ID F_375236_2854879		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed											
										RESIDENTL.		101		202900		202,900											
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		85000		85,000											
		SUPPLEMENTAL DATA								Total								287,900		287,900							
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
ZHENG MEI ZHEN		21545 0314		01-25-2017		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed			
XU MEI CHAI		21304 0040		08-10-2016		U		I		1		1A		2023		101		188,700		2022		101		172,300			
ZHENG XIANG ZHI		20152 0258		12-31-2013		U		I		1		1A				101		77,300		2021		101		70,200			
ZHENG ZHI XIANG		11932 0468		10-24-2001		U		I		162,250		1															
LACROSSE BUILDERS INC,		11583 0425		04-10-2001		U		V		50,000				Total				266,000		Total				242,500			
																				Total				230,200			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int															
		Total																									
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)								202,900					
0001						101				MF				Appraised Xf (B) Value (Bldg)								0					
NOTES																		Appraised Ob (B) Value (Bldg)								0	
SUB DIV 844																		Appraised Land Value (Bldg)								85,000	
																		Special Land Value								0	
																		Total Appraised Parcel Value								287,900	
																		Valuation Method								C	
																		Adjustment									
																		Net Total Appraised Parcel Value								287,900	
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													
201801968	05-24-2018	12	REROOF	5,500	06-10-2019	100	06-10-2019		06-10-2019			400	15	PERMIT VISIT													
44	03-20-2001	2	DWELLING	65,000					03-07-2018			333	2	MEASURED													
									09-02-2010			316	3	MEAS+INSPCTD													
									11-29-2001			105	3	MEAS+INSPCTD													
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				11,934 SF	9.37	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.12	85,000						
Total Card Land Units							0.27	AC	Parcel Total Land Area: 0.27							Total Land Value							85,000				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	135.18	
Interior Floor 2			RCN	247,449	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2001	
AC Type	03	FULL	Effective Year Built	2003	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	18	
Total Rooms	6		Functional Obso		
Bath Style	A	AVERAGE	External Obso		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	82	
Extra Kitchen St			RCNLD	202,900	
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		

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION		
Adj Base Rate		135.18
RCN		247,449
Net Other Adj		
Year Built		2001
Effective Year Built		2003
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		82
RCNLD		202,900
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	552		30.55	16,865	
FFL	1ST FLOOR	840	840		153.31	128,784	
SFL	2ND FLOOR	644	644		153.31	98,734	
WDK	WOOD DECK	0	100		30.66	3,066	
Ttl Gross Liv / Lease Area		1,484	2,136			247,449	

