

Property Location

73 GERRARD AV

Map ID

2A/ 56/ 604/ /

Bldg Name

State Use

101

Vision ID

2356

Account #

2398

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:47:43

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
DEYKIN YEVGENIY REYES KATHARINE 73 GERRARD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	222600	222,600												
						RES LAND	101	86800	86,800												
						RESIDNTL.	101	3100	3,100												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_375267_2854784						Total				312,500	312,500										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
DEYKIN YEVGENIY GRANFIELD SUSAN M FERRY,COLLEEN A FULLERTON ANDREW M +, FULLERTON ANDREW M		23042	0348	01-13-2020	Q	I	277,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		11895	0149	10-01-2001	U	I	115,500	1	2023	101	204,600	2022	101	183,000	2021	101	175,500				
		10263	0375	04-30-1998	U	I	105,000	1		101	79,000		101	71,800		101	66,500				
		08354	0293	03-09-1993	U	I	1	1A		101	1,000		101	1,000		101	1,000				
		07754	0163	07-15-1991	U	I	114,000	1	Total		284,600	Total		255,800	Total		243,000				
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) 222,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,100 Appraised Land Value (Bldg) 86,800 Special Land Value 0 Total Appraised Parcel Value 312,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 312,500												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			MF														
NOTES																					
FY18 PL377 PG 84 2A-56-604 COMBINED WITH 2A-50-51 PARCEL SPLIT # 1142																					
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							
B-23-172	06-14-2023	17	DECK	10,000	06-30-2023	100	06-30-2023	8 X 10 POOL WDK	06-30-2023			334	15	PERMIT VISIT							
202102397	07-22-2021	25	WINDOWS	1,638	06-13-2022	100	06-13-2022	1 WIN & 1 DOOR	06-13-2022			334	15	PERMIT VISIT							
202101171	04-05-2021	11	POOL	10,634	06-30-2023	100	05-03-2023	AG 24'- NEARMAP	07-14-2021			334	15	PERMIT VISIT							
201602722	01-30-2017	4	ADDITION	105,000	06-01-2017	100	06-01-2017	MSTR BD RM W/BA	06-08-2017			317	14	INSPECTED							
17	01-21-2009	7	REMODEL	8,732				BATHROOM. ASSU	06-01-2017			317	2	MEASURED							
									12-02-2009			317	15	PERMIT VISIT							
									05-17-2004			318	14	INSPECTED							
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				17,396 SF	6.57	0.760	3	LAND	1.00	MF	1.00		0		1.000	4.99	86,800	
Total Card Land Units							0.40	AC	Parcel Total Land Area: 0.40							Total Land Value					86,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 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	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	129.43	
Interior Floor 2			RCN	268,250	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1951	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating	04	
Half Baths	0		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	17	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St	N	NONE	RCNLD	222,600	
FBM Sqft	479		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	0		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	100	12.00	2009	70	0.00	GD	A	1.00	800
14	SCRN HSE			L	30	20.00	2009	70	0.00	GD	A	1.00	400
08	POOLA-O			L	24	69.00	2022	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	98	15.00	2023	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,388		29.47	40,907	
EFB	ENCL PORCH	0	168		73.57	12,360	
FFL	1ST FLOOR	1,454	1,454		147.15	213,953	
WDK	WOOD DECK	0	36		28.61	1,030	
Ttl Gross Liv / Lease Area		1,454	3,046			268,250	

