

Property Location

17 GERRARD AV

Map ID

2A/ 63/ 577/ /

Bldg Name

State Use

101

Vision ID

2364

Account #

2406

Bldg #

1

Sec #

1

of

1

Card #

1

of

1

Print Date

11/13/2023 10:49:01

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
CARABETTA JASON B 17 GERRARD AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	93200	93,200		
						RES LAND	101	86300	86,300		
						RESIDNTL.	101	900	900		
		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_375336_2855591						Total				180,400	180,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARABETTA JASON B CARABETTA,JASON B CARABETTA JASON M +, BRASSARD SUSAN M + RICHA CARABETTA GARY M		14611	0252	11-05-2004	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14042	0049	03-25-2004	U	I	1	1A	2023	101	85,300	2022	101	75,300	2021	101	72,100
		09878	0559	05-30-1997	U	I	1	1A	101	78,600	101	71,400	101	66,100			
		07931	0443	02-07-1992	U	I	1	1A	101	500	101	500	101	500			
		04858	0359	11-01-1979	U	I	0		Total		164,400	Total		147,200	Total		138,700

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			
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
201802756	09-07-2018	62	SOLAR	25,000	06-10-2019	100	06-10-2019		06-10-2019			400	15	PERMIT VISIT
									03-07-2018			333	2	MEASURED
									03-02-2006			311	3	MEAS+INSPCTD
									02-23-2006			311	13	MISSED APPT
									04-12-2004			250	22	MAILER SENT
									04-09-2004			317	2	MEASURED
									06-05-1992			131	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				15,840 SF	7.17	0.760	3	LAND	1.00	MF	1.00			0		1.000	5.45	86,300
Total Card Land Units							0.36	AC	Parcel Total Land Area: 0.36							Total Land Value					86,300

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-	AVG. (-)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
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	110.79	
Interior Floor 1	3	HARDWOOD	RCN	179,159	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1945	
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	1		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol	5	
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	52	
Extra Kitchens	0		RCNLD	93,200	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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		144	12.00	1970	50	0.00	FR	A	1.00	900
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	52	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		22.57	17,331	
FFL	1ST FLOOR	768	768		112.54	86,428	
OFP	OPEN PORCH	0	168		11.39	1,913	
TQS	3/4 STORY	576	768		84.40	64,821	
WDK	WOOD DECK	0	384		22.57	8,665	
Ttl Gross Liv / Lease Area		1,344	2,856			179,159	

