Property Location 13-15 GERRARD AV | Map ID 2A/ 64/ 573/ / | Bldg Name | State Use 031
Vision ID 2365 | Account # 2407 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/13/2023 10:49:13

CURRENT OWNER

GERR-MAIN CORP
C/O MARTIN ANDREA
84 WILLOWBROOK RD
LONGMEADOW MA 01106

TOPO	UTILITIES	STRT / ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter La	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID F_375345_2855699	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	031	177,400	177,400
COMM LAND	031	104,900	104,900
COMMERC.	031	4,500	4,500
	Total	286,800	286,800

1006
EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
GERR-MAIN CORP	04513	0140	11-14-1977	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	031	161,600	2022	031	152,900	2021	031	152,900
	031	95,300		031	90,900		031	90,900
	031	3,600		031	3,600		031	3,600
	Total	260,500		Total	247,400		Total	247,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			104	MF

NOTES

LEK'S SPA & 2FL APT

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	177,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,500
Appraised Land Value (Bldg)	104,900
Special Land Value	0
Total Appraised Parcel Value	286,800
Valuation Method	C
Total Appraised Parcel Value	286,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201802301	07-09-2018	33	WCHAIR RAM	15,000	06-10-2019	100	06-10-2019	1ST FL BUSINESS USE
201402777	10-31-2014	7	REMODEL	19,982	03-19-2015	100	03-19-2015	FINISH ATTIC SPACE (ANDR
135	06-05-1996	MN	Manual Note	5,500				REMODEL
105	05-17-1996	MN	Manual Note	4,600				REROOF
104	05-02-1995	MN	Manual Note	2,500				ALTER

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
03-05-2021	334			14	INSPECTED
06-10-2019	400			15	PERMIT VISIT
04-15-2016	317			15	PERMIT VISIT
03-19-2015	317	01		15	PERMIT VISIT
04-14-2004	317			14	INSPECTED
03-24-2004	250			22	MAILER SENT
11-04-2003	274			2	MEASURED

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	031	MixComRes	BUS	SITE	14,250	SF	6.69	1.10000	C	1.00	CA	1.000			0	7.36	104,900
				Total Card Land Units	0.33	AC	Parcel Total Land Area:	0.33								Total Land Value	104,900

Property Location	13-15 GERRARD AV		Map ID	2A/ 64/ 573/ /		Bldg Name		State Use	031
Vision ID	2365	Account #	2407	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	11/13/2023 10:49:15

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	12	MULTI-CONV
Model	94	COMMERCIAL
Grade	C	AVERAGE
Stories	2.50	2 1/2 STORIES
Occupancy	2.00	
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	5	LINO/VINYL
Heating Fuel	2	GAS
Heating Type	1	FORCED H/A
AC Percent	03	
FBM Sqft		
Bldg Use	031	MixComRes
Total Rooms	10	
Bedrooms	4	
Full Baths	2	
Half Baths		
Extra Fixtures		
#Heat Sys	2	
Frame	1	WOOD
Bath Style	G	GOOD
Foundation	1	CONCRETE
Partitions	T	TYPICAL
Wall Height		
FBM Quality		
Overhead Door		
Kitchens	2	

CONSTRUCTION DETAIL (CONTINUED)

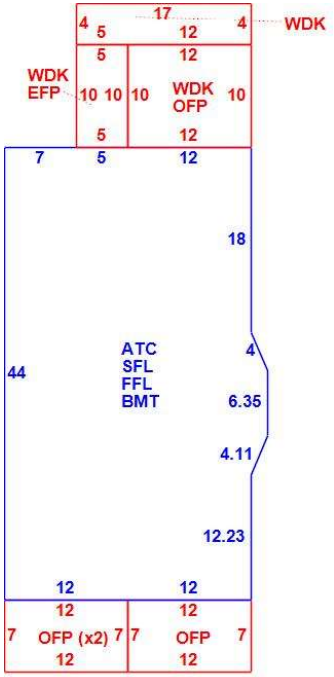
Element	Cd	Description

MIXED USE

Code	Description	Percentage
031	MixComRes	100
		0
		0

COST / MARKET VALUATION

RCN	242,947
Year Built	1920
Effective Year Built	1994
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	177,400
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	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
02	SHED/FR	L	70	12.00	1970	FR	40	F	0.90	300
85	PAVING	L	3,800	2.00	2015	AV	55	A	1.00	4,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	268	1,072		22.40	24,017
BMT	BASEMENT	0	1,072		17.89	19,178
EFP	ENCL PORCH	0	50		26.88	1,344
FFL	1ST FLOOR	1,072	1,072		89.62	96,068
OFP	OPEN PORCH	0	372		8.91	3,316
SFL	2ND FLOOR	1,072	1,072		89.62	96,068
WDK	WOOD DECK	0	238		12.43	2,957
	Ttl Gross Liv / Lease Area	2,412	4,948			242,948