Property Location 54 GERRARD AV | Map ID 2B/ 26/ 466/ / | Bldg Name | State Use 101
Vision ID 2397 | Account # 2439 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/13/2023 10:53:43

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
HAWLEY JASON L SR				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
54 GERRARD AV				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_375425_2855074

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	204200	204,200
RES LAND	101	83000	83,000
Total		287,200	287,200

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HAWLEY JASON L SR	21923	0415	10-30-2017	Q	I	230,000	00
KIRCHNER DOMINIC II TR	21528	0099	01-10-2017	U	I	101,500	1S
CHRISTIANA TRUST TR	21236	0070	06-27-2016	U	I	91,800	1L
ARMSTRONG MICHAEL	17049	0038	11-23-2007	U	I	100	1A
ARMSTRONG,KENNETH A SR	04662	0021	09-21-1978	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	187,300	2022	101	164,000	2021	101	157,400
	101	75,500		101	68,600		101	63,600
	Total	262,800		Total	232,600		Total	221,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MF

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	204,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	83,000
Special Land Value	0
Total Appraised Parcel Value	287,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	287,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201701315	04-24-2017	7	REMODEL	20,000	06-01-2017	100	03-01-2018	KIT & BATHS INC W
150	07-13-1999	17	DECK	2,500				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-01-2018			333	15	PERMIT VISIT
09-27-2017			400	16	FIELDREV CHG
06-01-2017			317	15	PERMIT VISIT
04-12-2004			311	3	MEAS+INSPCTD
11-02-1999			247	15	PERMIT VISIT
06-26-1990			131	3	MEAS+INSPCTD
07-21-1982			500	1	LEFT NOTICE

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				6,750	SF	16.19	0.760	3	LAND	1.00	MF	1.00			0			1.000	12.3	83,000
						Total Card Land Units	0.15	AC	Parcel Total Land Area:	0.15												Total Land Value	83,000

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Vision ID 2397 | Account # 2439 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/13/2023 10:53:44

CONSTRUCTION DETAIL

Element	Cd	Description
Style	15	OLD STYLE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	2.00	2 STORY
Foundation	2	CONC BLOCK
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	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues		
Central Vac	1	YES
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

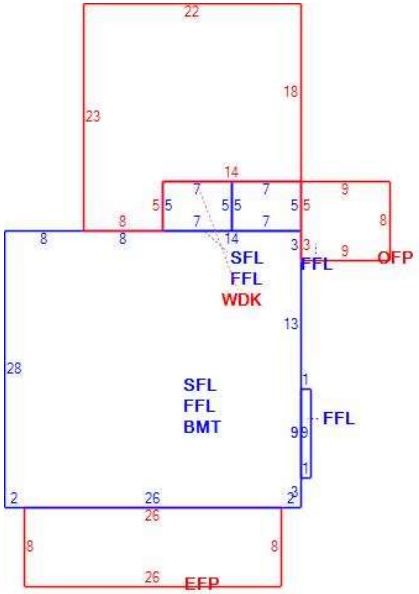
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	99.81
RCN	246,016
Net Other Adj	
Year Built	1925
Effective Year Built	2004
Depreciation Code	VG
Remodel Rating	05
Year Remodeled	2017
Depreciation %	17
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	83
RCNLD	204,200
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	840		22.78	19,135
EFP	ENCL PORCH	0	208		56.95	11,845
FFL	1ST FLOOR	919	919		113.90	104,671
OFP	OPEN PORCH	0	72		11.07	797
SFL	2ND FLOOR	875	875		113.90	99,659
WDK	WOOD DECK	0	436		22.73	9,909
	Ttl Gross Liv / Lease Area	1,794	3,350			246,016