

Property Location		50 GERRARD AV		Map ID		2B/ 44/ 500/ /		Bldg Name		State Use 101	
Vision ID		2418		Account #		2460		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/13/2023 10:57:02	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
CAVANAUGH DIANE S FITZGERALD MICHAEL 50 GERRARD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	214800	214,800		
						RES LAND	101	85500	85,500		
						RESIDNTL.	101	600	600		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		300,900	300,900		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CAVANAUGH DIANE S CAVANAUGH DIANE S BERNECHE MAY E + RONALD H BERNECHE MAY E		22256	0261	07-09-2018	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09543	0555	07-01-1996	U	I	92,500	1	2023	101	170,700	2022	101	146,300	2021	101	140,300
		08590	0129	10-08-1993	U	I	1	1A		101	77,800		101	68,600		101	63,600
		02452	0582	03-01-1956	U	I	0			101	400		101	400		101	400
		Total						Total		248,900	Total		215,300	Total		204,300	

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							
Total																

ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 214,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 85,500 Special Land Value 0 Total Appraised Parcel Value 300,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 300,900							
Nbhd		Nbhd Name		Tracing		Batch									
0001				101		MF									

NOTES															
FY 22 PLAN 393-31 8/16/21 COMBINE 2B-44-500 & 2B-43-497															

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							
202103149	11-03-2021	9	ALTERATION	37,000	06-30-2023	100	06-30-2023	CONVERT AND EN	06-30-2023			334	15	PERMIT VISIT							
									06-13-2022			334	15	PERMIT VISIT							
									03-07-2018			333	3	MEAS+INSPCTD							
									04-08-2004			316	2	MEASURED							
									05-20-1992			170	3	MEAS+INSPCTD							
									06-26-1990			131	2	MEASURED							
									05-27-1980			500	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				13,500 SF	8.33	0.760	3	LAND	1.00	MF	1.00			0		1.000	6.33	85,500		
Total Card Land Units							0.31	AC	Parcel Total Land Area: 0.31							Total Land Value							85,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt Garage	0	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	1	DRYWALL	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	5	LINO/VINYL	Adj Base Rate	126.09	
Interior Floor 2	6	CERAMIC TL	RCN	278,959	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1957	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GV	
Full Baths	1		Remodel Rating	03	
Half Baths	0		Year Remodeled	2022	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St	N	NONE	RCNLD	214,800	
FBM Sqft	863		Dep % Ovr		
FBM Quality	3		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	80	12.00	2010	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,233		28.38	34,994	
FFL	1ST FLOOR	1,553	1,553		141.68	220,022	
GAR	GARAGE	0	375		56.67	21,251	
OFP	OPEN PORCH	0	21		13.49	283	
PAT	PATIO	0	340		7.08	2,408	
Ttl Gross Liv / Lease Area		1,553	3,522			278,959	

