

State Use 101
Print Date 11/19/2025 1:16:45 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
FORD CYNTHIA G 104 GERRARD AVE EAST LONGMEADOW MA 01028 GIS ID F_375366_2854323												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		121800		121,800																			
												RES LAND		101		83300		83,300																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1100		1,100																			
				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		206,200		206,200																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
FORD CYNTHIA G FORD				06804		0278		04-13-1988		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				05489		0162		05-23-1983		U		I		100		1A		2025		101		108,100		2024		101		99,500		2023		101		91,000			
																		101		83,300		83,300				101		83,300		101		75,800					
																		101		1,100		1,100				101		1,100		101		700					
				Total														Total		192,500		Total		183,900		Total		167,500									
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int											
				ASSESSING NEIGHBORHOOD																																	
Nbhd			Nbhd Name						Tracing			Batch																									
0001									101			MF																									
NOTES																																					
																		Appraised BLDG. Value (Card)										121,800									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										1,100									
																		Appraised Land Value (Bldg)										83,300									
																		Special Land Value										0									
																		Total Appraised Parcel Value										206,200									
																		Valuation Method										C									
																		Adjustment																			
																		Net Total Appraised Parcel Value										206,200									
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-23-905		12-28-2023		91		INSULATION		6,325				0						03-19-2024						334		2		MEASURED									
																		03-07-2018						333		2		MEASURED									
																		05-05-2004						317		14		INSPECTED									
																		04-12-2004						250		22		MAILER SENT									
																		04-08-2004						311		2		MEASURED									
																		05-12-1992						131		14		INSPECTED									
																		05-06-1992						107		22		MAILER SENT									
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				7,500	SF	14.62	0.760	3	LAND	1.00	MF	1.00					0			1.000	11.11	83,300											
																		Total Card Land Units 0.17 AC Parcel Total Land Area: 0.17										Total Land Value 83,300									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage	0		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	5	ASBESTOS	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		147.99	
Interior Floor 1	4	CARPET	RCN		213,659	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1924	
Heat Type	5	STEAM	Effective Year Built		1982	
AC Type	01	NONE	Depreciation Code		AV	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		121,800	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	0		Cost to Cure Ovr Comment			
WS Flues	0					

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	128	12.00	2002	70	0.00	GD	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	576		31.86	18,350	
EPF	ENCL PORCH	0	48		79.78	3,830	
FFL	1ST FLOOR	654	654		159.57	104,356	
OPF	OPEN PORCH	0	186		16.30	3,032	
TQS	3/4 STORY	527	702		119.79	84,091	
Ttl Gross Liv / Lease Area		1,181	2,166			213,659	

