

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
MAHAN JOHN F IV			1 TYPCL			Description	Code	Appraised Value	Assessed Value
38 GERRARD AVE						RESIDENTL.	104	96,700	96,700
EAST LONGMEADOW, MA 01028						RES LAND	104	63,100	63,100
Additional Owners:		<b>SUPPLEMENTAL DATA</b>				1006 EAST LONGMEADOW, MA  <b>VISION</b>			
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375456_2855328		Received Prior ID Owner Occ N Final Area 1848 Current Ac. .15014 ASSOC PID#							
						Total		159,800	159,800

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
38 GERRARD AVENUE LLC		20430/ 557	09/18/2014	Q	I	199,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
MAHAN JOHN F IV		17216/ 454	03/24/2008	U	I	220,000	T	2014	B	98,300	2013	B	108,800	2012	B	116,900
SIWEK,BEATRICE A		11615/ 146	04/30/2001	U	I	107,000		2014	L	62,300	2013	L	63,000	2012	L	66,500
MAJOR DOLOR R,		05541/ 0412	12/09/1983	U	I	43,000	H	Total:		160,600	Total:		171,800	Total:		183,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			104	MF

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	96,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	63,100
Special Land Value	0
Total Appraised Parcel Value	159,800
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>159,800</b>

**NOTES**  
 2012 VACANT AND FOR SALE. VERTUAL  
 INSP=NEW CABINETS, NVC EXPECT THE SAME  
 FOR BATH.  
 NC=PROPERTY SOLD IST FLR TOTAL UPDATE  
 MLS # 71724463

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
296	09/23/2008	7	REMODEL	50,000		0		KITCHEN & BATH IN B	02/03/2012			317	15	PERMIT VISIT
283	09/15/2008	5	DEMOLITION	1,000		0		GARAGE	11/23/2010			311	15	PERMIT VISIT
282	09/15/2008	54	FENCE	1,000		0			12/02/2009			317	15	PERMIT VISIT
116	04/24/2008	9	ALTERATION	2,000		0		2ND FL WINDOW REPL	12/02/2009			317	15	PERMIT VISIT
69	04/28/2003	25	WINDOWS	2,275		0		NVC	11/21/2008			317	15	PERMIT VISIT
8	01/01/1984	MN	Manual Note	0		0		WOOD STOVE						

LAND LINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing				S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc					
1	104	TWO FAM	RC				6,540	SF	11.77	0.8200	3	1.0000	1.00	MF	1.00					1.00	9.65	63,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	12		MULTI-CONV	#Heat Sys	2		
Model	03		MULTI-FAMILY	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.5			Int vs Ext	S		
Foundation	2			<b>MIXED USE</b>			
Exterior Wall 1	5		ASBESTOS	<i>Code</i>	<i>Description</i>		<i>Percentage</i>
Exterior Wall 2				104	TWO FAM		100
Roof Structure	1		GABLE	<b>COST/MARKET VALUATION</b>			
Roof Cover	1		ASPHALT SH	Adj. Base Rate:	75.91		
Interior Wall 1	2		PLASTER	Replace Cost	172,619		
Interior Wall 2				AYB	1920		
Interior Floor 1	3		HARDWOOD	EYB	1970		
Interior Floor 2				Dep Code	FA		
Heat Fuel	2		GAS	Remodel Rating			
Heat Type	5		STEAM	Year Remodeled			
AC Type	01		NONE	Dep %	44		
Bedrooms	4			Functional Obslnc			
Full Baths	2			External Obslnc			
Half Baths	0			Cost Trend Factor	1		
Extra Fixtures	0			Condition	NC		
Total Rooms	8			% Complete	56		
Bath Style	A		AVERAGE	Overall % Cond	56		
Kitchen Style	A		AVERAGE	Apprais Val	96,700		
Kitchens	2			Dep % Ovr	0		
Extra Kitchens	0			Dep Ovr Comment			
Frame	1		WOOD	Misc Imp Ovr	0		
Basement Floor	12			Misc Imp Ovr Comment			
Bsmt Garage				Cost to Cure Ovr	0		
Units	2			Cost to Cure Ovr Comment			
WS Flues							
FBM Quality							
Fireplaces	0						

<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	924		15.20	14,043						
FFL	1ST FLOOR	924	924		75.91	70,141						
OPF	OPEN PORCH	0	144		7.38	1,063						
OSP	SCRN PORCH	0	280		11.39	3,188						
SFL	2ND FLOOR	924	924		75.91	70,141						
UAT	UNFIN ATTC	0	924		15.20	14,043						
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,848</b>	<b>4,120</b>	<b>2,274</b>		<b>172,619</b>						

OFF 8	4	8	4
UAT 8	8	12	
SFL			
FFL			
BMT			
33			33
	16	12	
OSP	16	OSP	12
OFF		OSP	
7	16	7	7
		12	7

