

Property Location: 38 GERRARD AV										MAP ID:2B/ 47/ 537/ /										Bldg Name:										State Use:104																													
Vision ID: 2422										Account #2465										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date:11/25/2015 14:42									
CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT										1006 AST LONGMEADOW, MA 																							

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		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	5		ASBESTOS	Code	Description		Percentage
Exterior Wall 2				104	TWO FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		70.99	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		161,849	
Heat Type	5		STEAM	AYB		1920	
AC Type	01		NONE	EYB		1980	
Bedrooms	4			Dep Code		AG	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		34	
Total Rooms	8			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	2			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		66	
Basement Floor	12		CONCRETE	Apprais Val		106,800	
Bsmt Garage				Dep % Ovr		0	
Bsmt Garage				Dep Ovr Comment			
Units	2			Misc Imp Ovr		0	
WS Flues				Misc Imp Ovr Comment			
FBM Quality				Cost to Cure Ovr		0	
Fireplaces	0			Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	924		14.21	13,132
FFL	1ST FLOOR	924	924		70.99	65,591
OFP	OPEN PORCH	0	32		6.65	213
OSP	SCRN PORCH	0	392		10.68	4,188
SFL	2ND FLOOR	924	924		70.99	65,591
UAT	UNFIN ATTC	0	924		14.21	13,132

Ttl. Gross Liv/Lease Area:		1,848	4,120	2,280		161,849
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