

Property Location: 38 GERRARD AV
Vision ID: 2422

Account #2465

MAP ID: 2B/ 47/ 537/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 104

Print Date: 12/15/2017 12:32

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION													
38 GERRARD AVENUE LLC							1	TYPCL					Description	Code	Appraised Value	Assessed Value														
					2 SHADY BROOK DR					RESIDENTL.	104	121,900	121,900																	
										RES LAND	104	61,600	61,600																	
WEST SPRINGFIELD, MA 01089					SUPPLEMENTAL DATA																									
Additional Owners:					Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375456 2855328					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																				
													Total		183,500		183,500													
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
38 GERRARD AVENUE LLC MAHAN JOHN F IV SIWEK,BEATRICE A MAJOR DOLOR R,					20430/ 557 17216/ 454 11615/ 146 05541/ 0412		09/18/2014 03/24/2008 04/30/2001 12/09/1983		Q	I	199,000 220,000 107,000 43,000		00 T H	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value								
														2017	104	120,700	2016	104	106,800	2015	104	96,700								
														2017	104	58,500	2016	104	63,100	2015	104	63,100								
														Total:			179,200		Total:		169,900		Total:		159,800					
EXEMPTIONS					OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Type	Description			Amount	Code	Description			Number	Amount	Comm. Int.																		
Total:																														
ASSESSING NEIGHBORHOOD													APPRAISED VALUE SUMMARY																	
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																			
0001/A								104			MF																			
NOTES																														
INSP=NEW CABINETS,BTH IST FFL TOTAL													Appraised Bldg. Value (Card) 121,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 61,600 Special Land Value 0 Total Appraised Parcel Value 183,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 183,500																	
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			03/12/2015			105	1	LEFT NOTICE												
283	09/15/2008	5	DEMOLITION			1,000		0		GARAGE			02/03/2012			317	15	PERMIT VISIT												
282	09/15/2008	54	FENCE			1,000		0					11/23/2010			311	15	PERMIT VISIT												
116	04/24/2008	9	ALTERATION			2,000		0		2ND FL WINDOW REPI			12/02/2009			317	15	PERMIT VISIT												
69	04/28/2003	25	WINDOWS			2,275		0		NVC			12/02/2009			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							
1	104	TWO FAM			RC				6,540	SF	12.40	0.7600	3	1.0000	1.00	MF	1.00			Spec Use	Spec Calc	1.00	9.42	61,600						
Total Card Land Units:													0.15	AC	Parcel Total Land Area:			0.15	AC	Total Land Value:										61,600

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				
Interior Floor 2				Adj. Base Rate:		84.87	
Heat Fuel	2		GAS	Replace Cost		193,496	
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 %		37	
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		63	
Basement Floor	12		CONCRETE	Apprais Val		121,900	
Bsmt Garage				Dep % Ovr		0	
Units	2			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			Cost to Cure Ovr		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		16.99	15,700	
FFL	1ST FLOOR	924	924		84.87	78,417	
OFP	OPEN PORCH	0	32		7.96	255	
OSP	SCRN PORCH	0	392		12.77	5,007	
SFL	2ND FLOOR	924	924		84.87	78,417	
UAT	UNFIN ATTC	0	924		16.99	15,700	
Ttl. Gross Liv/Lease Area:		1,848	4,120	2,280		193,496	

