

Property Location: 38 GERRARD AV										State Use: 104														
Vision ID: 2422										Print Date: 12/06/2018 18:23														
Account #2465										Bldg #: 1 of 1														
Bldg Name:										Sec #: 1 of 1														
Card 1 of 1																								
CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, M						
38 GERRARD AVENUE LLC				1	TYPCL					Description		Code		Appraised Value		Assessed Value								
2 SHADY BROOK DR										RESIDENTL.		104		132,500		132,500								
WEST SPRINGFIELD, MA 01089										RES LAND		104		61,600		61,600								
Additional Owners:		SUPPLEMENTAL DATA						Received Field 7 Field 8 Field 9 Field 10										VISION						
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375456_2855328																								
ASSOC PID#																								
Total		194,100		194,100																				
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	2018	104	121,900		2017	104	120,700		2016	104	106,800	
SIWEK,BEATRICE A				11615/ 146		04/30/2001		U	I	107,000			2018	104	61,600		2017	104	58,500		2016	104	63,100	
MAJOR DOLOR R,				05541/ 0412		12/09/1983		U	I	43,000		H												
Total:													183,500		Total:		179,200		Total:		169,900			
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																								
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																
0001/A						104		MF																
NOTES																								
INSP=NEW CABINETS,BTH IST FFL TOTAL																								
UPDATE- MLS # 71724463																								

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:		92.28	
Heat Fuel	2		GAS	Replace Cost		210,390	
Heat Type	5		STEAM	AYB		1920	
AC Type	01		NONE	EYB		1981	
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		132,500	
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		18.48	17,071	
FFL	1ST FLOOR	924	924		92.28	85,263	
OFP	OPEN PORCH	0	32		8.65	277	
OSP	SCRN PORCH	0	392		13.89	5,444	
SFL	2ND FLOOR	924	924		92.28	85,263	
UAT	UNFIN ATTC	0	924		18.48	17,071	
Ttl. Gross Liv/Lease Area:		1,848	4,120	2,280		210,390	

