

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
38 GERRARD AVENUE LLC 2 SHADY BROOK DR WEST SPRINGFIELD MA 01089												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		104	136500		136,500												
												RES LAND		104	63500		63,500												
				DRAINAGE				VIEW		COMMUNITY																			
				SUPPLEMENTAL DATA																									
GIS ID F_375456_2855328				Mailed				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		200,000		200,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
38 GERRARD AVENUE LLC MAHAN JOHN F IV SIWEK,BEATRICE A MAJOR DOLOR R,				20430		0557		09-18-2014		Q		I		199,000		00		Year		Code		Assessed		Year		Code		Assessed	
				17216		0454		03-24-2008		U		I		220,000		1T		2019		104		132,500		2018		104		121,900	
				11615		0146		04-30-2001		U		I		107,000						104		61,600				104		58,500	
				05541		0412		12-09-1983		U		I		43,000		1													
																Total		194100		Total		183500		Total		179200			
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount										Comm Int					
				Total		0.00																							
ASSESSING NEIGHBORHOOD																													
Nbhd				Nbhd Name				B				Tracing				Batch													
0001								104				MF																	
NOTES																													
INSP=NEW CABINETS,BTH IST FFL TOTAL																													
UPDATE- MLS # 71724463																													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.5		Units	2	
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			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		81.45
Interior Floor 1	3	HARDWOOD	RCN		216,706
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1920
Heat Type	5	STEAM	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	2		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		136,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	924		19.03	17,584	
FFL	1ST FLOOR	924	924		95.05	87,823	
OFP	OPEN PORCH	0	32		8.91	285	
OSP	SCRN PORCH	0	392		14.31	5,608	
SFL	2ND FLOOR	924	924		95.05	87,823	
UAT	UNFIN ATTC	0	924		19.03	17,584	
Ttl Gross Liv / Lease Area		1,848	4,120	2,280		216,706	

