

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	143200		143,200												
												RES LAND		104	63500		63,500												
				DRAINAGE				VIEW		COMMUNITY																			
				SUPPLEMENTAL DATA																									
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
GIS ID F_375456_2855328										Total		206,700		206,700															
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		2020		104		136,500		2019		104		132,500	
				11615		0146		04-30-2001		U		I		107,000						104		63,500		2018		104		61,600	
				05541		0412		12-09-1983		U		I		43,000		1													
																Total		200000		Total		194100		Total		183500			
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	
Exterior Wall 2			104	TWO FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	86.08	
Interior Floor 2			RCN	227,262	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1920	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	143,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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		19.96	18,440	
FFL	1ST FLOOR	924	924		99.68	92,101	
OFP	OPEN PORCH	0	32		9.34	299	
OSP	SCRN PORCH	0	392		15.00	5,881	
SFL	2ND FLOOR	924	924		99.68	92,101	
UAT	UNFIN ATTC	0	924		19.96	18,440	
Ttl Gross Liv / Lease Area		1,848	4,120	2,280		227,262	

