

Account # 2465

Map ID 2B/ 47/ 537/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 104
Print Date 11/3/2021 6:03:56 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
38 GERRARD AVENUE LLC 2 SHADY BROOK DR WEST SPRINGFIELD MA 01089 GIS ID F_375456_2855328												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104		147700		147,700																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		104		68600		68,600																							
				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#																									
												Total		216,300		216,300																									
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		Year		Code		Assessed							
				17216		0454		03-24-2008		U		I		220,000		1T		2021		104		143,200		2020		104		136,500		2019		104		132,500							
				11615		0146		04-30-2001		U		I		107,000				104		63,500				104		63,500				104		61,600									
				05541		0412		12-09-1983		U		I		43,000		1																									
Total												206,700		Total		200,000		Total		194,100																					
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 147,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 68,600 Special Land Value 0 Total Appraised Parcel Value 216,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 216,300																							
Nbhd		Nbhd Name				B				Tracing				Batch																											
0001										104				MF																											
NOTES																																									
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								KITCHEN & BATH I		04-20-2021						333		14		INSPECTED													
283		09-15-2008		5		DEMOLITION		1,000								GARAGE		03-12-2015						105		1		LEFT NOTICE													
282		09-15-2008		54		FENCE		1,000										02-03-2012						317		15		PERMIT VISIT													
116		04-24-2008		9		ALTERATION		2,000				0				2ND FL WINDOW R		11-23-2010						311		15		PERMIT VISIT													
69		04-28-2003		25		WINDOWS		2,275								NVC		12-02-2009						317		15		PERMIT VISIT													
8		01-01-1984		MN		Manual Note										WOOD STOVE		12-02-2009						317		15		PERMIT VISIT													
																		11-21-2008						317		15		PERMIT VISIT													
LAND LINE VALUATION SECTION																																									
B		Use Co		Description		Zone		D		Fronta		Depth		Land Units		Unit Price		I. Fact		S.A.		Ac Di		C. Fact		St. Idx		Adj		Notes		Special Pricing				Size A		Adj Unit Pric		Land Value	
1		104		TWO FAM		RC								6,540		SF		13.8		0.760		3		LAND		1.00		MF		1.00				0		1.000		10.49		68,600	
Total Card Land Units														0.15		AC		Parcel Total Land Area: 0.15												Total Land Value										68,600	

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	2.50	2 1/2 STORIES	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		90.04
Interior Floor 1	3	HARDWOOD	RCN		234,490
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		147,700
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		20.77	19,195	
FFL	1ST FLOOR	924	924		103.76	95,871	
OFF	OPEN PORCH	0	424		10.28	4,358	
SFL	2ND FLOOR	924	924		103.76	95,871	
UAT	UNFIN ATTC	0	924		20.77	19,195	
Ttl Gross Liv / Lease Area		1,848	4,120	2,260		234,490	

