

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 RESIDENTL. RES LAND		Code 104 104		Appraised 163600 75500		Assessed 163,600 75,500		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER																																	
				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#																																			
												Total		239,100		239,100																											
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		2022		104		147,700		2021		104		143,200															
				11615		0146		04-30-2001		U		I		107,000						104		68,600				104		63,500															
				05541		0412		12-09-1983		U		I		43,000		1																											
																Total		216,300		Total		206,700		Total		200,000																	
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				Tracing				Batch																															
0001								104				MF																															
NOTES																																											
																Appraised BLDG. Value (Card) 163,600																											
																Appraised Xf (B) Value (Bldg) 0																											
																Appraised Ob (B) Value (Bldg) 0																											
																Appraised Land Value (Bldg) 75,500																											
																Special Land Value 0																											
																Total Appraised Parcel Value 239,100																											
																Valuation Method C																											
																Adjustment																											
																Net Total Appraised Parcel Value 239,100																											
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		15.18		0.760		3		LAND		1.00		MF		1.00				0				1.000		11.54		75,500	
Total Card Land Units																0.15		AC		Parcel Total Land Area:				0.15		Total Land Value										75,500							

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	
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	101.17	
Interior Floor 2			RCN	259,644	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1920	
AC Type	01	NONE	Effective Year Built	1984	
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	163,600	
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		23.00	21,254	
FFL	1ST FLOOR	924	924		114.89	106,155	
OFF	OPEN PORCH	0	424		11.38	4,825	
SFL	2ND FLOOR	924	924		114.89	106,155	
UAT	UNFIN ATTC	0	924		23.00	21,254	
Ttl Gross Liv / Lease Area		1,848	4,120			259,644	

