

State Use 104
Print Date 11/13/2023 10:57:40

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		RESIDENTL.		104	178100		178,100										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		104	83000		83,000										
				SUPPLEMENTAL DATA												Total		261,100		261,100							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
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		2023	104	163,600	2022	104	147,700	2021	104	143,200						
				11615	0146	04-30-2001	U	I	107,000				104	75,500		104	68,600		104	63,500							
				05541	0412	12-09-1983	U	I	43,000		1																
				Total									239,100			Total			216,300			Total			206,700		
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																											
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name				Tracing				Batch				APPRAISED VALUE SUMMARY													
0001						104				MF																	
NOTES																											
																Appraised BLDG. Value (Card)										178,100	
																Appraised Xf (B) Value (Bldg)										0	
																Appraised Ob (B) Value (Bldg)										0	
																Appraised Land Value (Bldg)										83,000	
																Special Land Value										0	
Total Appraised Parcel Value										261,100																	
Valuation Method										C																	
Adjustment																											
Net Total Appraised Parcel Value										261,100																	
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			
B-23-737		10-20-2023		8	RENOVATION		21,000				0				2ND FLR RENO - R		04-20-2021					333	14	INSPECTED			
B-23-413		06-08-2023		12	REROOF		13,400				0						03-12-2015					105	1	LEFT NOTICE			
296		09-23-2008		7	REMODEL		50,000								KITCHEN & BATH I		02-03-2012					317	15	PERMIT VISIT			
283		09-15-2008		5	DEMOLITION		1,000								GARAGE		11-23-2010					311	15	PERMIT VISIT			
282		09-15-2008		54	FENCE		1,000										12-02-2009					317	15	PERMIT VISIT			
116		04-24-2008		9	ALTERATION		2,000				0				2ND FL WINDOW R		12-02-2009					317	15	PERMIT VISIT			
69		04-28-2003		25	WINDOWS		2,275								NVC		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	16.70	0.760	3	LAND	1.00	MF	1.00					0			1.000	12.69	83,000	
Total Card Land Units								0.15	AC	Parcel Total Land Area: 0.15								Total Land Value								83,000	

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	111.38	
Interior Floor 2			RCN	282,719	
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	178,100	
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		25.05	23,143	
FFL	1ST FLOOR	924	924		125.10	115,590	
OFF	OPEN PORCH	0	424		12.39	5,254	
SFL	2ND FLOOR	924	924		125.10	115,590	
UAT	UNFIN ATTC	0	924		25.05	23,143	
Ttl Gross Liv / Lease Area		1,848	4,120			282,719	

