Property Location 38 GERRARD AV | Map ID 2B/ 47/ 537/ / | Bldg Name | State Use 104
Vision ID 2422 | Account # 2465 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/21/2024 8:57:49 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
38 GERRARD AVENUE LLC				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
2 SHADY BROOK DR				
	DRAINAGE		VIEW	COMMUNITY
WEST SPRINGFIELD MA 01089				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_375456_2855328

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	104	193800	193,800
RES LAND	104	83000	83,000
Total		276,800	276,800

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
38 GERRARD AVENUE LLC	20430	0557	09-18-2014	Q	I	199,000	00
MAHAN JOHN F IV	17216	0454	03-24-2008	U	I	220,000	1T
SIWEK,BEATRICE A	11615	0146	04-30-2001	U	I	107,000	
MAJOR DOLOR R,	05541	0412	12-09-1983	U	I	43,000	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	104	178,100	2023	104	163,600	2022	104	147,700
	104	83,000		104	75,500		104	68,600
	Total	261,100		Total	239,100		Total	216,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			104	MF

NOTES

RECK B-23-737 6/2025

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	193,800
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	276,800
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	276,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-866	12-13-2023	MN	Manual Note	1,200	06-19-2024	100		MINI SPLIT
B-23-737	10-20-2023	8	RENOVATION	21,000	06-19-2024	0		RECK 6/2025 2ND F
B-23-413	06-08-2023	12	REROOF	13,400	06-19-2024	100		
296	09-23-2008	7	REMODEL	50,000				KITCHEN & BATH I
283	09-15-2008	5	DEMOLITION	1,000				GARAGE
282	09-15-2008	54	FENCE	1,000				
116	04-24-2008	9	ALTERATION	2,000		0		2ND FL WINDOW R

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-19-2024			334	15	PERMIT VISIT
04-20-2021			333	14	INSPECTED
03-12-2015			105	1	LEFT NOTICE
02-03-2012			317	15	PERMIT VISIT
11-23-2010			311	15	PERMIT VISIT
12-02-2009			317	15	PERMIT VISIT
12-02-2009			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

Property Location 38 GERRARD AV | Map ID 2B/ 47/ 537/ / | Bldg Name | State Use 104
Vision ID 2422 | Account # 2465 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/21/2024 8:57:50 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	12	MULTI-CONV
Model	03	MULTI-FAMILY
Grade	C	AVERAGE
Stories	2.50	2 1/2 STORIES
Foundation	2	CONC BLOCK
Exterior Wall 1	5	ASBESTOS
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	5	STEAM
AC Type	02	PARTIAL
Bedrooms	4	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	8	
Bath Style	A	AVERAGE
Half Bath Style	N	NONE
Kitchens	2	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

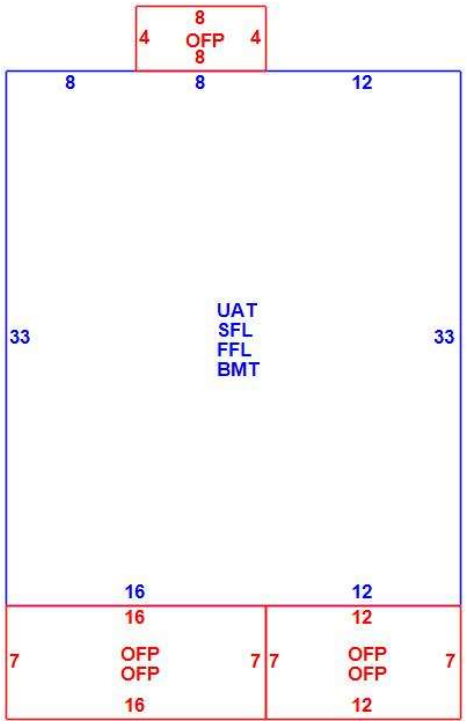
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	2	

MIXED USE

Code	Description	Percentage
104	TWO FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	121.59
RCN	307,641
Net Other Adj	
Year Built	1920
Effective Year Built	1984
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	193,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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		27.25	25,183
FFL	1ST FLOOR	924	924		136.12	125,779
OFP	OPEN PORCH	0	424		13.48	5,717
SFL	2ND FLOOR	924	924		136.12	125,779
UAT	UNFIN ATTC	0	924		27.25	25,183
	Ttl Gross Liv / Lease Area	1,848	4,120			307,641