

Property Location: 61 NELSON ST  
Vision ID: 2474

Account #2517

MAP ID:2C/ 1/ 314A/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:11/25/2015 14:54

CURRENT OWNER

MACGOVERN RICHARD A  
MACGOVERN CATHERINE W  
13 BENTLEY ST  
  
SPRINGFIELD, MA 01108  
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_375562\_2853838

Received  
Prior ID  
Owner Occ  
Final Area  
Current Ac.  
  
ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

99,000

99,000

RES LAND

101

64,500

64,500

RESIDENTL.

101

8,600

8,600

Total

172,100

172,100

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

LABONTE JILL A  
MACGOVERN RICHARD A  
LITTLE GRIFFIN G,  
CALVANESE ANDREW A JR +,  
HOPKINS CYNTHIA R  
HERRICK NORMA R +

20681/ 320  
19419/ 415  
13760/ 292  
09693/ 0301  
09097/ 0577  
07938/ 0328

04/28/2015  
08/29/2012  
11/10/2003  
11/25/1996  
04/03/1995  
02/13/1992

Q  
U  
U  
U  
U  
U

I  
I  
I  
I  
I  
I

174,500  
169,900  
168,000  
100,000  
1  
69,000

00  
00  
  
A  
L

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

99,000

2014

B

92,900

2013

B

120,100

2015

101

64,500

2014

L

63,700

2013

L

64,400

2015

101

8,600

2014

O

9,200

2013

O

9,200

Total:

172,100

Total:

165,800

Total:

193,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MF

NOTES

SUB DIV #744

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201

08/01/1992

MN

Manual Note

10,000

0

ALTERATION

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

09/28/2012

317

14

INSPECTED

09/21/2012

317

2

MEASURED

04/12/2004

250

22

MAILER SENT

04/08/2004

311

2

MEASURED

02/26/1993

131

15

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

11,853 SF

6.64

0.8200

3

1.0000

1.00

MF

1.00

Spec Use

Spec Calc

1.00

5.44

64,500

Total Card Land Units:

0.27 AC

Parcel Total Land Area:

0.27 AC

Total Land Value:

64,500

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |     |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|-----|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch. | Description |
| Style               | 19   |     | RANCH       | #Heat Sys                       | 1           |     |             |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | 0           |     | NO          |
| Grade               | C    |     | AVERAGE     | FBM Sqft                        | 956         |     |             |
| Stories             | 1.00 |     | 1 STORY     | Int vs Ext                      | S           |     | SAME        |
| Foundation          | 1    |     | CONCRETE    | MIXED USE                       |             |     |             |
| Exterior Wall 1     | 4    |     | VINYL       | Code                            | Description |     | Percentage  |
| Exterior Wall 2     | 8    |     | BRICK VENR  | 101                             | ONE FAM     |     | 100         |
| Roof Structure      | 1    |     | GABLE       |                                 |             |     |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |     |             |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |             |     |             |
| Interior Wall 2     |      |     |             | COST/MARKET VALUATION           |             |     |             |
| Interior Floor 1    | 3    |     | HARDWOOD    | Adj. Base Rate:                 |             |     | 102.00      |
| Interior Floor 2    |      |     |             |                                 |             |     |             |
| Heat Fuel           | 1    |     | OIL         |                                 |             |     |             |
| Heat Type           | 3    |     | FORCED H/W  | Replace Cost                    |             |     | 162,289     |
| AC Type             | 01   |     | NONE        | AYB                             |             |     | 1955        |
| Bedrooms            | 3    |     |             | EYB                             |             |     | 1975        |
| Full Baths          | 2    |     |             | Dep Code                        |             |     | AV          |
| Half Baths          | 0    |     |             | Remodel Rating                  |             |     |             |
| Extra Fixtures      | 0    |     |             | Year Remodeled                  |             |     |             |
| Total Rooms         | 6    |     |             | Dep %                           |             |     | 39          |
| Bath Style          | A    |     |             | Functional Obslnc               |             |     |             |
| Kitchen Style       | A    |     | AVERAGE     | External Obslnc                 |             |     |             |
| Kitchens            | 1    |     |             | Cost Trend Factor               |             |     | 1           |
| Extra Kitchens      | 0    |     |             | Condition                       |             |     |             |
| Frame               | 1    |     | WOOD        | % Complete                      |             |     |             |
| Basement Floor      | 12   |     | CONCRETE    | Overall % Cond                  |             |     | 61          |
| Bsmt Garage         |      |     |             | Apprais Val                     |             |     | 99,000      |
| Units               | 1    |     |             | Dep % Ovr                       |             |     | 0           |
| WS Flues            | 1    |     |             | Dep Ovr Comment                 |             |     |             |
| FBM Quality         | 3    |     |             | Misc Imp Ovr                    |             |     | 0           |
| Fireplaces          | 0    |     |             | Misc Imp Ovr Comment            |             |     |             |
|                     |      |     |             | Cost to Cure Ovr                |             |     | 0           |
|                     |      |     |             | Cost to Cure Ovr Comment        |             |     |             |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) |             |     |              |     |       |            |      |     |       |     |      |           |
|----------------------------------------------------------------|-------------|-----|--------------|-----|-------|------------|------|-----|-------|-----|------|-----------|
| Code                                                           | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr   | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| 03                                                             | GARAGE      | OB  | Outbuilding  | L   | 480   | 28.18      | 1955 | A   |       | AV  | 60   | 8,100     |
| 02                                                             | SHED/FR     |     |              | L   | 120   | 7.48       | 2001 | A   |       | AV  | 60   | 500       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BMT                               | BASEMENT    | 0           | 1,274      |           | 20.42     | 26,011          |
| EFP                               | ENCL PORCH  | 0           | 68         |           | 30.00     | 2,040           |
| FFL                               | 1ST FLOOR   | 1,274       | 1,274      |           | 102.00    | 129,954         |
| WDK                               | WOOD DECK   | 0           | 300        |           | 14.28     | 4,284           |
| Ttl. Gross Liv/Lease Area:        |             | 1,274       | 2,916      | 1,591     |           | 162,289         |

