

State Use 101
Print Date 12/18/2019 3:30:47 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
GELIN EUGENE O GELIN FAINA 15 BOULDER ST SPRINGFIELD MA 01108 GIS ID F_374634_2852558 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	187300		187,300															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	87200		87,200															
				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		274,500		274,500														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
GELIN EUGENE O TORINO THERESA I +, ROTSTEIN NESTOR A + WARD JOSEPH E SHAPIRO				28244	LC	01-21-1998	U	I			135,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				LCO2-	0	02-28-1996	U	I			131,000		2019	101	184,700	2018	101	171,700	2017	101	167,800											
				LCO2	0	10-02-1991	U	I			145,000											84,700	101	84,700								
				LC02-	0	05-11-1988	U	V			100																					
				0000	0000		U				0																					
												Total		269400		Total		256400		Total		250500										
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			B			Tracing			Batch			APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 187,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 87,200 Special Land Value 0 Total Appraised Parcel Value 274,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 274,500																		
0001								101			NA																					
NOTES																																
																VISIT / CHANGE HISTORY																
																Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments		Date	Type	Is	Id	Cd	Purpose/Result
																201901738	09-22-2017	62	SOLAR		22,000	05-22-2018	100	06-10-2019	PERMIT EXPIRED 4 UPDATE 3 BATHS INCLUDES 12' X 16 SFR		06-10-2019			400	15	PERMIT VISIT
																201702485	09-22-2017	62	SOLAR		13,000	05-22-2018	100	05-13-2019			05-22-2018			400	15	PERMIT VISIT
																43	03-08-2011	9	ALTERATION		27,350						04-06-2012			317	14	INSPECTED
109	04-10-2006	17	DECK		20,000				03-28-2012			250	22	MAILER SENT																		
5	01-07-2003	7	REMODEL		19,000						02-03-2012			317	15	PERMIT VISIT																
128	05-01-1988	MN	Manual Note		85,000						11-30-2006			311	15	PERMIT VISIT																
											05-06-2004			317	14	INSPECTED																
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	101	ONE FAM	RC				7,500 SF	11.18	1.040	6	LAND	1.00	NA	1.00			0		1.000	11.63	87,200											
Total Card Land Units							0.172 AC	Parcel Total Land Area: 0.1722							Total Land Value							87,200										

Property Location 15 BOULDER ST
 Vision ID 2609 Account # 2655

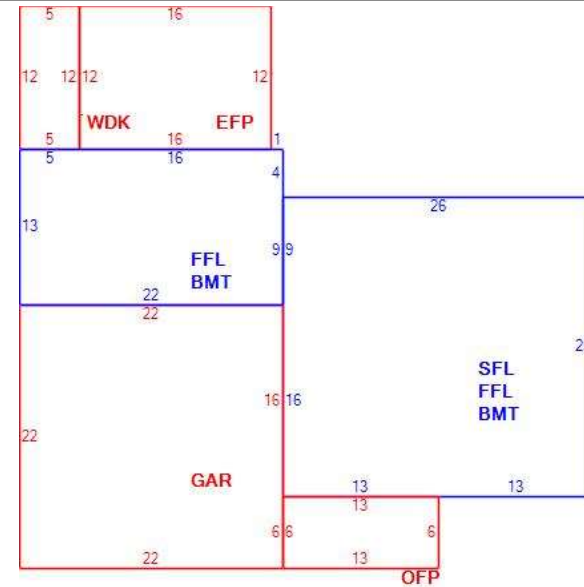
Map ID 3/ 56/ 4/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/18/2019 3:30:48 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	90.13	
Interior Floor 1	4	CARPET	RCN	228,379	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1988	
Heat Type	1	FORCED H/A	Effective Year Built	2000	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %	18	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	82	
Extra Kitchens	0		RCNLD	187,300	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	702		Dep Ovr Comment		
FBM Quality	4		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	82	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		22.36	20,924	
EFP	ENCL PORCH	0	192		33.80	6,490	
FFL	1ST FLOOR	936	936		111.90	104,734	
GAR	GARAGE	0	484		44.85	21,708	
OFF	OPEN PORCH	0	78		11.48	895	
SFL	2ND FLOOR	650	650		111.90	72,732	
WDK	WOOD DECK	0	60		14.92	895	
Ttl Gross Liv / Lease Area		1,586	3,336	2,041		228,379	

