

State Use 101
Print Date 11-03-2020 2:53:07 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																			
FEDOSH ANDRII 57 TUFTS ST SPRINGFIELD MA 01108												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		80900		80,900																													
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		64400		64,400																													
														101		8200		8,200																													
				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#																																											
GIS ID F_374493_2853549														Total		153,500		153,500																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
FEDOSH ANDRII JOHNSON ERIC HISER MARC A KEENE ROBERT J, DUSTY CORPORATION,TRUSTEE OF				23216 444		05-19-2020		Q		I		170,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed															
				21799 0527		08-04-2017		Q		I		155,000		00		2020		101		77,300		2019		101		75,900		2018		101		70,900															
				19457 0172		09-21-2012		U		I		124,900		00				101		64,400				101		62,500				101		62,500															
				13219 0032		05-23-2003		U		I		136,500						101		8,200				101		8,200				101		8,200															
10887 0533				08-13-1999		U		I		100		1A				Total		149900		Total		146600		Total		141600																					
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 80,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,200 Appraised Land Value (Bldg) 64,400 Special Land Value 0 Total Appraised Parcel Value 153,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 153,500																													
Nbhd		Nbhd Name		B		Tracing		Batch																																							
0001						101		MF																																							
NOTES																																															
																		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	
																		201302146		06-10-2013		11		POOL		825		05-23-2014		100		05-23-2014		21` ABV GRND		05-23-2014						317		15		PERMIT VISIT	
																																				11-16-2012						317		2		MEASURED	
																		05-05-2004						317		14		INSPECTED																			
																		04-06-2004						250		22		MAILER SENT																			
																		04-05-2004						316		2		MEASURED																			
																		07-23-1992						131		14		INSPECTED																			
																		05-06-1992						107		22		MAILER SENT																			
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				10,000 SF		8.48		0.760	3	LAND	1.00	MF	1.00			0				1.000	6.44		64,400																				
Total Card Land Units								0.230		AC		Parcel Total Land Area: 0.2296								Total Land Value								64,400																			

Property Location 57 TUFTS ST
Vision ID 2559

Account # 2603

Map ID 3/ 14/ 23/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	8	BRICK VENR	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	8	PLYWD PANL	Adj Base Rate		103.83
Interior Floor 1	4	CARPET	RCN		141,863
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	1		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		43
Extra Fixtures	2		Functional Obsol		
Total Rooms	4		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		57
Extra Kitchens	0		RCNLD		80,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	606		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
03	GARAGE	OB	Outbuildi	L	400	28.18	1955	60	0.00	AV	A	1.00	6,800
22	WOOD DK			L	64	9.20	1985	50	0.00	FR	A	1.00	300
19	PATIO			L	36	5.75	1960	50	0.00	FR	F	0.90	100
07	POOLA-C	OB	Outbuildi	L	21	69.00	2013	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description				Living	Gross	Eff Area	Unit Cost	Undeprec Value				
BMT	BASEMENT				0	866		27.28	23,621				
FFL	1ST FLOOR				866	866		136.54	118,242				

Ttl Gross Liv / Lease Area					866	1,732	1,039	141,863					
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