

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
CHRISTMAN JOHN K 161 DWIGHT RD SPRINGFIELD MA 01108 GIS ID F_374185_2854814												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	101300		101,300									
												RES LAND		101	61800		61,800									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	200		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		163,300		163,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
CHRISTMAN JOHN K RELIHAN KEVIN + ERIKAA FEDERAL HOME LOAN MORTGAGE ,CORP HEBERT ANGELA MARIE,C/O FEDERAL HO CALIENTO LEONARD +,				21587 0498		03-03-2017		U		I		155,000		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				19624 0517		01-03-2013		U		I		99,900		1S		2021		101	97,400	2020	101	92,500	2019	101	90,500	
				19362 0161		07-25-2012		U		I		61,463		1L				101	57,200		101	57,200		101	55,500	
				11527 0308		02-27-2001		U		I		107,400						101	200		101	200		101	200	
				03522 0050		07-23-1970		U		I		0				Total		154,800		Total		149,900		Total 146,200		
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												APPAISED VALUE SUMMARY Appraised BLDG. Value (Card) 101,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 61,800 Special Land Value 0 Total Appraised Parcel Value 163,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 163,300														
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	
201802408		07-24-2018		62		SOLAR		6,508				0				WITHDRAWN 2/7/19		01-06-2017					119	3	MEAS+INSPCTD	
201802406		07-24-2018		12		REROOF		2,100				0				WITHDRAWN 2/7/19		04-20-2004					316	2	MEASURED	
																		09-16-1992					105	19	NO CHNG@HEAR	
																		05-11-1992					131	14	INSPECTED	
																		05-06-1992					107	22	MAILER SENT	
																		06-12-1990					131	2	MEASURED	
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				6,900	SF	13.1	0.760	3	LAND	1.00	MF	1.00				0	TRF3	0.9	1.000	8.96	61,800	
Total Card Land Units								0.16	AC	Parcel Total Land Area: 0.16								Total Land Value								61,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE 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	87.48	
Interior Floor 2	4	CARPET	RCN	194,893	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1924	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol	5	
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	52	
Extra Kitchen St			RCNLD	101,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	49	7.48	2013	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		19.89	21,721	
EFB	ENCL PORCH	0	277		29.86	8,270	
FFL	1ST FLOOR	1,092	1,092		99.64	108,805	
HST	HALF STORY	540	1,080		49.82	53,805	
PAT	PATIO	0	288		4.84	1,395	
TQS	3/4 STORY	9	12		74.73	897	
Ttl Gross Liv / Lease Area		1,641	3,841	1,956		194,893	

