

State Use 101
Print Date 11/3/2021 6:25:30 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
FEDOSH ANDRII 57 TUFTS ST SPRINGFIELD MA 01108 GIS ID F_374493_2853549												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		83700		83,700																			
												RES LAND		101		69500		69,500																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		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#																													
												Total		161,400		161,400																					
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 0444		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		2021		101		80,900		2020		101		77,300		2019		101		75,900					
				19457 0172		09-21-2012		U		I		124,900		00				101		64,400				101		64,400				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												Total		153,500		Total		149,900		Total		146,600											
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																									
0001									101			MF																									
NOTES																																					
																		APPROAISED VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)										83,700									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										8,200									
																		Appraised Land Value (Bldg)										69,500									
																		Special Land Value										0									
																		Total Appraised Parcel Value										161,400									
																		Valuation Method										C									
																		Adjustment																			
																		Net Total Appraised Parcel Value										161,400									
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		9.15	0.760	3	LAND	1.00	MF	1.00			0		1.000	6.95	69,500														
Total Card Land Units								0.23 AC		Parcel Total Land Area: 0.23								Total Land Value								69,500											

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 VNR	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	108.66	
Interior Floor 2			RCN	146,882	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	1		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	43	
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	83,700	
FBM Sqft	606		Dep % Ovr		
FBM Quality	3		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
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		28.24	24,457	
FFL	1ST FLOOR	866	866		141.37	122,425	
Ttl Gross Liv / Lease Area		866	1,732	1,039		146,882	

