

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		RESIDNTL.		101	91600		91,600													
												RES LAND		101	76500		76,500													
				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#																						
GIS ID F_374493_2853549												Total		176,300		176,300														
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		2022		101	83,700	2021	101	80,900	2020	101	77,300			
				19457		0172		09-21-2012		U		I		124,900		00				101	69,500		101	64,400		101	64,400			
				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		161,400		Total		153,500		Total	149,900			
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						Tracing				Batch																		
0001								101				MF																		
NOTES																														
														Appraised BLDG. Value (Card)										91,600						
														Appraised Xf (B) Value (Bldg)										0						
														Appraised Ob (B) Value (Bldg)										8,200						
														Appraised Land Value (Bldg)										76,500						
														Special Land Value										0						
														Total Appraised Parcel Value										176,300						
														Valuation Method										C						
														Adjustment																
														Net Total Appraised Parcel Value										176,300						
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		10.07		0.760	3	LAND	1.00	MF	1.00			0			1.000		7.65		76,500			
Total Card Land Units								0.23		AC	Parcel Total Land Area: 0.23								Total Land Value										76,500	

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	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2	8	PLYWD PANL	Adj Base Rate		121.94
Interior Floor 1	4	CARPET	RCN		160,680
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1978
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		91,600
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		30.89	26,754	
FFL	1ST FLOOR	866	866		154.65	133,926	
Ttl Gross Liv / Lease Area		866	1,732			160,680	

