

State Use 101
Print Date 12/12/2022 5:25:12 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
ROY DONALD J ROY SARAH R 16 BOULDER ST SPRINGFIELD MA 01108 GIS ID F_374706_2852376												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	212000		212,000												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	107400		107,400												
												RESIDNTL.		101	1600		1,600												
				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		321,000		321,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
ROY DONALD J QUIGLEY,KELLI A & GUSTAFSON MICHAEL A +, SNOWCREST DEVELOPMENT SHAPIRO LEO J				33888 LC		12-15-2008		U		I		280,000		1B		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				00126 0524		06-26-1998		U		I		132,000				2022	101	190,600	2021	101	182,700	2020	101	175,300					
				LCO2 0000		02-15-1991		U		I		136,000					101	96,800		101	89,600		101	89,600					
				LCO2 0000		04-06-1990		U		V		50,000					101	1,600		101	1,600		101	1,600					
				LC02 0000		05-11-1988		U		V		100				Total	289,000	Total	273,900	Total	266,500								
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 212,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,600 Appraised Land Value (Bldg) 107,400 Special Land Value 0 Total Appraised Parcel Value 321,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 321,000														
Total				0.00																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		NA																					
NOTES																													
SALE INC 53-54																													
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	
201700051		01-06-2017		62		SOLAR		20,196		05-22-2018		100		05-22-2018		SOLAR ON BOTH S		05-22-2018						400		15		PERMIT VISIT	
201600043		01-06-2016		25		WINDOWS		2,153		04-22-2016		100		04-22-2016				04-22-2016						317		15		PERMIT VISIT	
80		03-28-2006		9		ALTERATION		25,000								KITCHEN		11-30-2006						311		15		PERMIT VISIT	
56		04-14-2003		4		ADDITION		48,000										04-05-2004						319		3		MEAS+INSPCTD	
51		03-01-1990		MN		Manual Note		60,000								SFR		01-29-2004						296		15		PERMIT VISIT	
																		11-30-2003						311		15		PERMIT VISIT	
																		01-07-1991						107		15		PERMIT VISIT	
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				13,459	SF	7.60	1.050	6	LAND	1.00	NA	1.00				0			1.000	7.98		107,400			
Total Card Land Units 0.31 AC Parcel Total Land Area: 0.31																Total Land Value 107,400													

Property Location 16 BOULDER ST
 Vision ID 2612 Account # 2658

Map ID 3/ 59/ 7/ /
 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	21	SPLIT LEVL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	113.60	
Interior Floor 2	3	HARDWOOD	RCN	258,588	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1990	
AC Type	03	FULL	Effective Year Built	2003	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	18	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	82	
Extra Kitchen St			RCNLD	212,000	
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
07	POOL A-C	OB	Outbuildi	L	28	69.00	1999	60	0.00	AV	A	1.00	1,200
02	SHED/FR			L	80	7.48	1999	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2001	82	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	480		25.67	12,320	
CFL	CATHEDRAL CE	440	440		132.12	58,134	
CNP	CANOPY	0	140		6.42	898	
FFL	1ST FLOOR	1,152	1,152		128.33	147,838	
GAR	GARAGE	0	648		51.29	33,238	
WDK	WOOD DECK	0	240		25.67	6,160	
Ttl Gross Liv / Lease Area		1,592	3,100			258,588	

