

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
SUPRIN RYAN 41 VILLANOVA ST SPRINGFIELD MA 01108												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	96800		96,800												
												RES LAND		101	76000		76,000												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3300		3,300												
				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_374380_2853024												Total		176,100		176,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
SUPRIN RYAN				24960		0276		04-04-2023		U		I		201,260		1		Year		Code		Assessed		Year		Code		Assessed	
MAGNI PROPERTIES LLC				22774		0460		07-26-2019		U		I		98,700		1L		2023		101		76,800		2022		101		69,200	
HERRICK JACOB				18119		0571		12-17-2009		U		I		125,000		1J				101		69,000				101		62,800	
LAPERLE HERMAN J + RITA B,				02274		0410		10-28-1953		U		I		0						101		2,700				101		2,700	
																		Total		148,500		Total		134,700		Total		127,300	
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																									
ASSESSING NEIGHBORHOOD																													
Nbhd				Nbhd Name								Tracing				Batch													
0001												101				MF													
NOTES																													
TOWN LINE BSCTS HOUSE 90% IN EL 2010																													
NEW RAILS, DECK & COLUMNS FY2011																													
ADDRESS CHANGED FROM 339 DWIGHT TO																													
VILLIANOVA ST																													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	02	BUNGALOW	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
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		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	2	HIP				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		125.34	
Interior Floor 1	3	HARDWOOD	RCN		175,972	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1920	
Heat Type	1	FORCED H/A	Effective Year Built		1991	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	1		Functional Obsol		10	
Total Rooms	5		External Obsol		5	
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		55	
Extra Kitchens	0		RCNLD		96,800	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues	0		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
01	SHED/MTL			L	81	10.00	1970	50	0.00	FR	A	1.00	400
03	GARAGE	OB	Outbuildi	L	200	32.00	1930	50	0.00	FR	F	0.90	2,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	840		28.68	24,094	
CNP	CANOPY	0	166		6.91	1,147	
EPF	ENCL PORCH	0	50		71.71	3,585	
FFL	1ST FLOOR	840	840		143.42	120,470	
OPF	OPEN PORCH	0	176		14.67	2,581	
UAT	UNFIN ATTC	0	840		28.68	24,094	
Ttl Gross Liv / Lease Area		840	2,912			175,972	

