

Property Location		7 ANGEL ST		Map ID		34/ 56/ 39R/ /		Bldg Name		State Use 101																	
Vision ID		2828		Account #		2878		Bldg # 1		Sec # 1 of 1																	
								Card # 1 of 1		Print Date 11/20/2025 8:57:11 A																	
CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
JDA ANGEL REAL ESTATE LLC 47 WAREHOUSE ST SPRINGFIELD MA 01118 GIS ID F_383817_2857232										Description		Code		Appraised		Assessed											
		TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		206900		206,900											
										RES LAND		101		87900		87,900											
		DRAINAGE				VIEW		COMMUNITY																			
		SUPPLEMENTAL DATA																									
		Alt Prcl ID		Received																							
		SP Permit		NIA																							
		Chapter Land		Field 8																							
		OC Dates		Field 9																							
		In+Ex FY		Field 10																							
		Mailed		Assoc Pid#																							
										Total		294,800		294,800													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
JDA ANGEL REAL ESTATE LLC ARMENT CHARLES G CALIFORNIA VILLAGE CORP		25224		0435		11-13-2023		U		I		1		1B		Year		Code		Assessed		Year		Code		Assessed	
		03083		0106		12-21-1964		U		I		1				2025		101		187,000		2024		101		172,800	
		00000		0000				U				0						101		87,900		2023		101		80,000	
														Total		274,900		Total		260,700		Total		238,600			
EXEMPTIONS				OTHER ASSESSMENTS																							
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		116.75
Interior Floor 1	3	HARDWOOD	RCN		328,367
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1930
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		206,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	0		Cost to Cure Ovr Comment		
WS Flues	1				

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,552		25.16	39,046
FFL	1ST FLOOR	1,838	1,838		125.96	231,507
GAR	GARAGE	0	1,020		50.38	51,390
WDK	WOOD DECK	0	255		25.19	6,424
Ttl Gross Liv / Lease Area		1,838	4,665			328,367

