

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 31 29 DEARBORN ST	Map ID: 037300025	Class: Two-Family	Card: 1 of 1	Tax year 2016
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<p>Current Owner NGUYEN VUONG 29 DEARBORN ST SPRINGFIELD MA 01109</p>	<p>General Information Living Units 2 Neighborhood 122 Alternate Id Vol/Pg District COS Zoning R2 Class RESIDENTIAL</p>
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Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	5,000			14,500
Total Acres: 0.1148				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
2009-03-25	905797	141344	ROOF, SIDING, REPAIR WINDOWS, KITCHEN, BATH	100

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	14,500	14,500	14,500	0	14,500
Building	99,700	100,200	99,300	0	100,200
Total	114,200	114,700	113,800	0	114,700
Value Flag MARKET APPROACH					

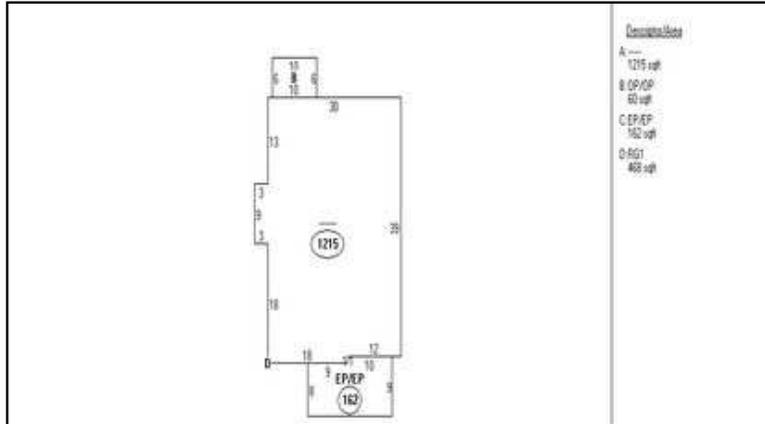
Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2010-03-12	130,000	LAND + BLDG	18216/34	NGUYEN VUONG	SPRINGFIELD NEIGHBORHOOD DEVELOPMENT LLC
2008-06-04	0	LAND + BLDG	17331/0313	SPRINGFIELD NEIGHBORHOOD DEVELOPMENT LLC	SPRINGFIELD NEIGHBORHOOD HOUSING DEVELOP
2007-01-05	0	LAND + BLDG	16433/0371	SPRINGFIELD NEIGHBORHOOD HOUSING DEVELOP	SPRINGFIELD NEIGHBORHOOD HOUSI
1996-02-07	64,000	LAND + BLDG	09384/0432	ARRINGTON JONATHAN	BOULAY STELLA T & EMILY A
1981-04-07	1	LAND + BLDG	05089/0269	BOULAY, STELLA T. + EMILY A.	BOULAY, STELLA T.

Situs: 31 DEARBORN ST Map ID: 037300025 Class: Two-Family Card: 2 of 1 Tax year 2016

Dwelling Information

Style TWO FAMILY **Year Built** 1916
Story height 2.00 **Eff Year Built** 0
Attic UNFIN **Ground Floor Area** 1,215
Exterior Walls FRAME **Amenities**
Masonry Trim **Total Living Area** 2,430
Color NATURAL
Basement
Basement FULL **Car Bsmt Gar** 0
FBLA Size **FBLA Type**
Rec Rm Size **Rec Rm Type**
Heating & Cooling **Fireplaces**
Heat Type BASIC **Stacks** 0
Fuel Type GAS **Openings** 0
System Type STEAM **Pre-Fab** 0
Room Detail
Bedrooms 6 **Full Baths** 2
Family Rooms 0 **Half Baths** 0
Kitchens **Extra Fixtures** 1
Total Rooms 12
Kitchen Type **Bath Type**
Kitchen Remod NO **Bath Remod** NO
Adjustments
Int vs Ext SAME **Unfinished Area** 0
Cathedral Ceiling **Unheated**
Grade & Depreciation
Grade C **Market Adj** 0.00
Condition GOOD **Functional**
CDU AVERAGE **Economic**
Cost & Design **% Good Ovr**
% Complete



1215 sqft
 162 sqft
 468 sqft

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1920	26	18	1.00	468	C

Comparable Sales Summary

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
086400023	2014-08-29	95,500	2,530	18	1922	C
122820936	2014-12-02	145,000	2,418	18	1922	C
121990044	2013-10-30	115,000	2,317	18	1929	C
086400067	2013-06-25	89,900	2,440	18	1923	C
086400025	2013-11-18	90,000	2,571	18	1922	C