

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

| | | | | |
|-----------------------------|--------------------------|--------------------------------|--------------|---------------|
| Situs: 102 DEVENS ST | Map ID: 038850018 | Class: Single Family Residence | Card: 1 of 1 | Tax year 2016 |
|-----------------------------|--------------------------|--------------------------------|--------------|---------------|

| Current Owner | General Information |
|----------------------|----------------------------|
| MANICKI MARK | Living Units 1 |
| 102 DEVENS ST | Neighborhood 101 |
| INDIAN ORCHARD | Alternate Id |
| MA 01151 | Vol/Pg |
| | District COS |
| | Zoning R1 |
| | Class RESIDENTIAL |



| Land Information | | | | |
|-------------------------|--------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| PRIMARY SQUARE FOOT | 13,200 | | | 27,010 |
| Total Acres: 0.3030 | | | | |

| Permit Information | | | | |
|---------------------------|--------|-------|---------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| | | | | |

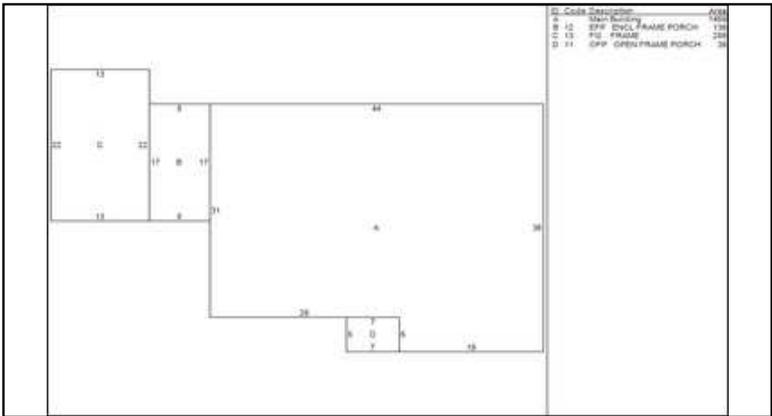
| Assessment Information | | | | | |
|-------------------------------|----------|-----------|---------|--------|---------|
| | Assessed | Appraised | Cost | Income | Market |
| Land | 27,000 | 27,000 | 27,000 | 0 | 27,000 |
| Building | 103,800 | 105,800 | 95,100 | 0 | 105,800 |
| Total | 130,800 | 132,800 | 122,100 | 0 | 132,800 |
| Value Flag MARKET APPROACH | | | | | |

Sales / Ownership History

| Transfer Date | Price | Type | Deed Reference | Grantee | Grantor |
|----------------------|--------------|----------------|-----------------------|--------------------------------|---|
| 2009-05-28 | 150,000 | LAND + BLDG | 17810/0144 | MANICKI MARK | HESS SUSAN E & LORI A LEDUC & HELEN M GL |
| 2000-04-27 | 0 | LAND + BLDG | 11179/0259 | HESS SUSAN E & LORI A LEDUC | GLOG HELEN M |

Situs: 102 DEVENS ST Map ID: 038850018 Class: Single Family Residence Card: 2 of 1 Tax year 2016

| Dwelling Information | | |
|----------------------|-----------|-------------------------|
| Style | RANCH | Year Built 1953 |
| Story height | 1.00 | Eff Year Built 0 |
| Attic | NONE | Ground Floor Area 1,459 |
| Exterior Walls | BRICK | Amenities |
| Masonry Trim | | Total Living Area 1,459 |
| 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 | OIL | Openings 0 |
| System Type | HOT WATER | Pre-Fab 0 |
| Room Detail | | |
| Bedrooms | 3 | Full Baths 1 |
| Family Rooms | 0 | Half Baths 0 |
| Kitchens | | Extra Fixtures 0 |
| Total Rooms | 5 | |
| 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 | AVERAGE | Functional |
| CDU | AVERAGE | Economic |
| Cost & Design | | % Good Ovr |
| % Complete | | |



| Outbuilding Data | | | | | | |
|------------------|------|--------|-------|-------|-----|------------|
| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area Grade |

| Comparable Sales Summary | | | | | | |
|--------------------------|------------|------------|-------|-------|----------|-------|
| Parcel ID | Sale Date | Sale Price | TLA | Style | Yr Built | Grade |
| 095400045 | 2014-05-08 | 122,500 | 1,440 | 3 | 1954 | C |
| 099200004 | 2014-04-22 | 167,000 | 1,524 | 3 | 1955 | C |
| 121000035 | 2014-05-12 | 130,000 | 1,650 | 1 | 1985 | C |
| 092450008 | 2014-09-25 | 145,000 | 1,350 | 3 | 1951 | C |
| 013400214 | 2014-08-27 | 105,000 | 1,281 | 3 | 1953 | C+ |