

**RESIDENTIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: 192 MAYNARD ST</b>	<b>Map ID: 084300039</b>	Class: Single Family Residence	Card: 1 of 1	Tax year 2016
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<b>Current Owner</b>	<b>General Information</b>
MARTINEZ VICTOR & JUANA RIVERA	Living Units 1
192 MAYNARD ST	Neighborhood 115
SPRINGFIELD	Alternate Id
MA 01109	Vol/Pg
	District COS
	Zoning R2
	Class RESIDENTIAL



<b>Land Information</b>				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	5,000			23,200
Total Acres: 0.1148				

<b>Permit Information</b>				
Date Issued	Number	Price	Purpose	% Complete

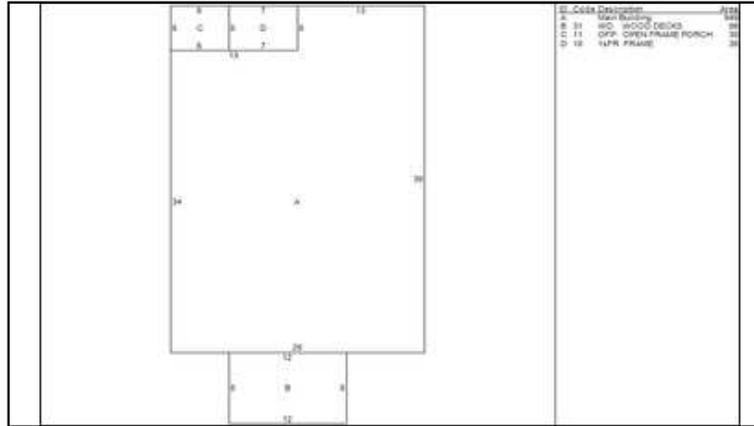
<b>Assessment Information</b>					
	Assessed	Appraised	Cost	Income	Market
Land	23,200	23,200	23,200	0	23,200
Building	59,500	62,300	65,300	0	62,300
Total	82,700	85,500	88,500	0	85,500
Value Flag MARKET APPROACH					

**Sales / Ownership History**

<b>Transfer Date</b>	<b>Price</b>	<b>Type</b>	<b>Deed Reference</b>	<b>Grantee</b>	<b>Grantor</b>
2014-10-24	85,000	LAND + BLDG	20474/22	MARTINEZ VICTOR & JUANA RIVERA	SINGLETON CHARLES E JR & KATHLEEN M
1997-02-28	55,000	LAND + BLDG	09783/0286	SINGLETON CHARLES E JR & KATHL	CUMMINGS PAUL T

**Situs: 192 MAYNARD ST    Map ID: 084300039    Class: Single Family Residence    Card: 2 of 1    Tax year 2016**

Dwelling Information	
Style	OLD STYLE
Year Built	1921
Story height	1.50
Eff Year Built	0
Attic	NONE
Ground Floor	949
Exterior Walls	ALUM/VINYL
Masonry Trim	
Total Living Area	1,696
Color	NATURAL
Basement	
Basement	FULL
Car Bsmt Gar	0
FBLA Size	
FBLA Type	
Rec Rm Size	
Rec Rm Type	
Heating & Cooling	
Heat Type	BASIC
Stacks	0
Fuel Type	OIL
Openings	0
System Type	STEAM
Pre-Fab	0
Room Detail	
Bedrooms	4
Full Baths	1
Family Rooms	0
Half Baths	1
Kitchens	
Extra Fixtures	0
Total Rooms	7
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	FAIR
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
086400038	2013-06-19	104,900	1,551	5	1927	C
112600039	2014-07-29	86,000	1,670	5	1879	C-
084300039	2014-10-24	85,000	1,696	8	1921	C-
035100009	2013-06-26	100,000	1,807	5	1899	C
035100031	2014-06-02	119,000	1,659	8	1899	C