

**RESIDENTIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

**Situs: 163 NAISMITH ST**

**Map ID: 089140345**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

**Current Owner**  
 MATEO FELIX M  
  
 163 NAISMITH ST  
  
 SPRINGFIELD  
 MA 01104

**General Information**  
 Living Units 1  
 Neighborhood 104  
 Alternate Id  
 Vol/Pg  
 District COS  
 Zoning R1  
 Class RESIDENTIAL



<b>Land Information</b>				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	8,703			27,620
Total Acres: 0.1998				

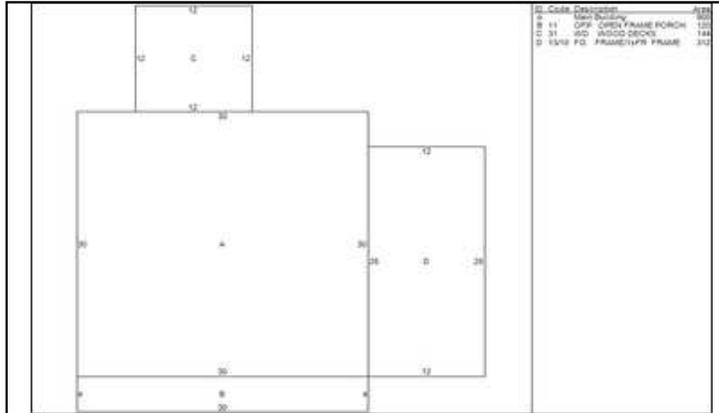
Permit Information					Assessment Information					
Date Issued	Number	Price	Purpose	% Complete	Land	Assessed	Appraised	Cost	Income	Market
2014-04-25	14B1-2FAM-0008ER223320		HOUSE, NEW SINGLE FAMILY (163)	100		27,600	27,600	27,600	0	27,600
					Building	203,700	205,100	201,100	0	205,100
					Total	231,300	232,700	228,700	0	232,700
					Value Flag MARKET APPROACH					

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2014-09-11	230,000	LAND + BLDG		MATEO FELIX M	BRETTA CONSTRUCTION LLC
2013-11-15	100,000	LAND ONLY		BRETTA CONSTRUCTION LLC	COURTSIDE OF SPRINGFIELD LLC
2009-08-18	0			COURTSIDE OF SPRINGFIELD LLC	NAISMITH LLC

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**Dwelling Information**

**Style** COLONIAL **Year Built** 2014  
**NEW**  
**Story height** 2.00 **Eff Year Built** 0  
**Attic** NONE **Ground Floor Area** 900  
**Exterior Walls** ALUM/VINYL **Amenities**  
**Masonry Trim** **Total Living Area** 2,112  
**Color** NATURAL  
**Basement**  
**Basement** FULL **Car Bsmt Gar** 0  
**FBLA Size** **FBLA Type**  
**Rec Rm Size** **Rec Rm Type**  
**Heating & Cooling** **Fireplaces**  
**Heat Type** A/C **Stacks** 0  
**Fuel Type** GAS **Openings** 0  
**System Type** WARM AIR **Pre-Fab** 0  
**Room Detail**  
**Bedrooms** 3 **Full Baths** 2  
**Family Rooms** 0 **Half Baths** 1  
**Kitchens** **Extra Fixtures** 0  
**Total Rooms** 6  
**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** GOOD **Economic**  
**Cost & Design** **% Good Ovr**  
**% Complete**



**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
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**Comparable Sales Summary**

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
089140240	2013-01-14	229,000	1,872	6	2012	C+
086700014	2013-10-22	185,000	2,100	6	2007	C
089140220	2014-10-09	249,900	1,966	6	2014	C+
089140345	2014-09-11	230,000	2,112	6	2014	C+
089140075	2013-07-18	230,000	2,352	6	2013	C+