

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 20 PARKSIDE ST	Map ID: 095250003	Class: Two-Family	Card: 1 of 1	Tax year 2016
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Current Owner
NOLAVA LLC
428 BELMONT AVE
SPRINGFIELD MA 01108

General Information
Living Units 2
Neighborhood 1062
Alternate Id
Vol/Pg
District COS
Zoning R2
Class RESIDENTIAL



Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	3,963			23,770
Total Acres: 0.0910				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	23,800	23,800	23,800	0	23,800
Building	81,300	81,300	85,800	0	81,300
Total	105,100	105,100	109,600	0	105,100
Value Flag MARKET APPROACH					

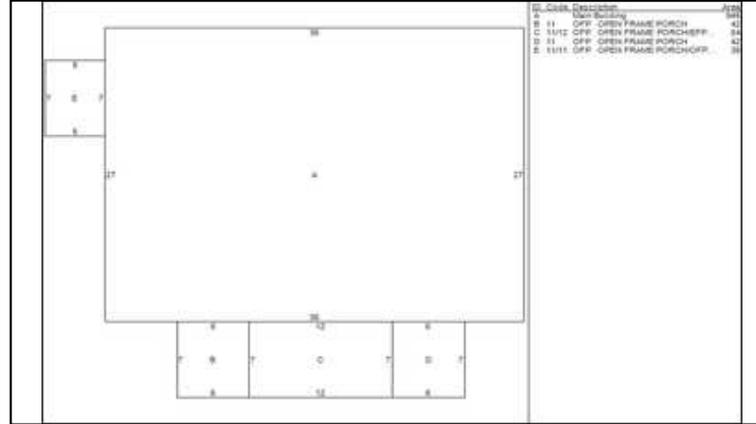
Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2013-12-20	112,000	LAND + BLDG	20143/238	NOLAVA LLC	FITZGIBBON KENNETH
2012-12-06	78,000	LAND + BLDG	19580/272	FITZGIBBON KENNETH	KMETT DORIS M
1994-05-20	0	LAND + BLDG	08835/0141	KMETT DORIS M	TRANT MILDRED G

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Dwelling Information

Style TWO FAMILY **Year Built** 1924
Story height 2.00 **Eff Year Built** 0
Attic PART FINSH **Ground Floor** 945
Exterior Walls ALUM/VINYL **Area**
Masonry Trim **Amenities**
 Total Living 2,079
 Area
Color GRAY
 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 STEAM **Pre-Fab** 0
 Room Detail
Bedrooms 5 **Full Baths** 2
Family Rooms 0 **Half Baths** 0
Kitchens **Extra Fixtures** 1
Total Rooms 9
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
095250003	2013-12-20	112,000	2,079	18	1924	C
088250019	2013-02-28	170,000	2,448	12	2005	C
006450127	2013-03-26	132,000	2,394	18	1922	C
063200005	2014-12-08	116,500	2,726	18	1926	C
088250040	2013-10-03	85,000	2,576	18	1924	C