

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

| | | | | |
|-----------------------------|--------------------------|--------------------------------|--------------|---------------|
| Situs: 296 QUINCY ST | Map ID: 100150066 | Class: Single Family Residence | Card: 1 of 1 | Tax year 2016 |
|-----------------------------|--------------------------|--------------------------------|--------------|---------------|

| |
|----------------------|
| Current Owner |
| LONDON REALTY |
| 1746 PARKER ST |
| SPRINGFIELD |
| MA 01128 |

| |
|----------------------------|
| General Information |
| Living Units 1 |
| Neighborhood 123 |
| Alternate Id |
| Vol/Pg |
| District COS |
| Zoning R2 |
| Class RESIDENTIAL |



| | | | | |
|-------------------------|-------|-------------------|-------------|--------|
| Land Information | | | | |
| Type | Size | Influence Factors | Influence % | Value |
| PRIMARY SQUARE FOOT | 1,870 | | | 12,940 |
| Total Acres: 0.0429 | | | | |

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

| | | | | | |
|-------------------------------|----------|-----------|--------|--------|--------|
| Assessment Information | | | | | |
| | Assessed | Appraised | Cost | Income | Market |
| Land | 12,900 | 12,900 | 12,900 | 0 | 12,900 |
| Building | 59,800 | 60,800 | 65,500 | 0 | 60,800 |
| Total | 72,700 | 73,700 | 78,400 | 0 | 73,700 |
| Value Flag MARKET APPROACH | | | | | |

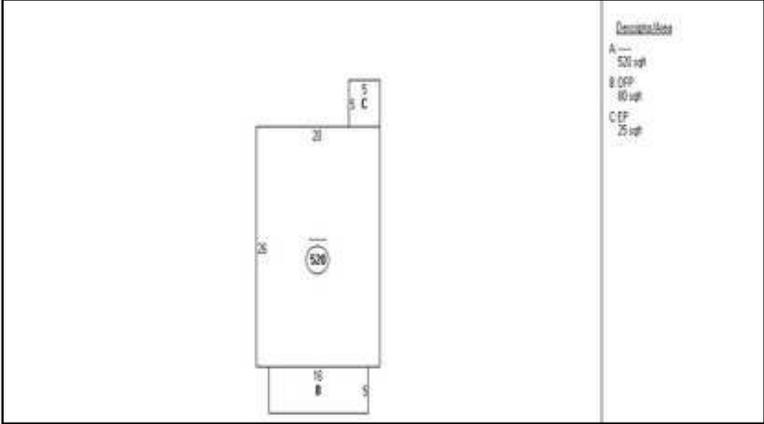
Sales / Ownership History

| Transfer Date | Price | Type | Deed Reference | Grantee | Grantor |
|----------------------|--------------|----------------|-----------------------|--|--|
| 2013-04-22 | 21,700 | LAND + BLDG | 19784/377 | LONDON REALTY | FEDERAL HOME LOAN MORTGAGE CORPORATION |
| 2013-02-19 | 43,900 | LAND + BLDG | 19691/383 | FEDERAL HOME LOAN MORTGAGE CORPORATION | GMAC MORTGAGE LLC |
| 2004-10-14 | 10,000 | LAND + BLDG | 14554/0194 | POLITE MAURICE | STAPLES SYLVIA R |
| 1989-02-01 | 0 | LAND + BLDG | 07088/0239 | GETTY CAROL ELAINE | STAPLES SYLVIA R |

Situs: 296 QUINCY ST Map ID: 100150066 Class: Single Family Residence Card: 2 of 1 Tax year 2016

Dwelling Information

Style OLD STYLE **Year Built** 1897
Story height 2.00 **Eff Year Built** 0
Attic NONE **Ground Floor** 520
Exterior Walls ALUM/VINYL **Area**
Masonry Trim **Amenities**
 Total Living 1,040
 Area
Color BLUE
 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 3 **Full Baths** 1
Family Rooms 0 **Half Baths** 0
Kitchens **Extra Fixtures** 0
Total Rooms 6
Kitchen Type **Bath Type**
Kitchen Remod YES **Bath Remod** YES
 Adjustments
Int vs Ext SAME **Unfinished Area** 0
Cathedral Ceiling **Unheated**
 Grade & Depreciation
Grade C **Market Adj** 0.00
Condition AVERAGE **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 |
|-----------|------------|------------|-------|-------|----------|-------|
| 043250049 | 2013-10-10 | 78,000 | 1,404 | 8 | 1913 | C |
| 086400038 | 2013-06-19 | 104,900 | 1,551 | 5 | 1927 | C |
| 043250190 | 2014-04-01 | 110,000 | 1,402 | 1 | 1989 | C |
| 025600143 | 2013-06-17 | 98,000 | 1,248 | 6 | 1989 | C |
| 060300001 | 2014-10-28 | 55,900 | 1,230 | 5 | 1915 | C |