

**RESIDENTIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: 7 9 RATHBUN ST</b>	<b>Map ID: 100950016</b>	Class: Two-Family	Card: 1 of 1	Tax year 2016
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<p><b>Current Owner</b>                  EAST SPRINGFIELD                  AMERICAN LEGION POST                  419 INCORPORATED                  290 EAST ST                   SPRINGFIELD                  MA 01104</p>	<p><b>General Information</b>                  Living Units 2                  Neighborhood 103                  Alternate Id                  Vol/Pg                  District COS                  Zoning R1                  Class RESIDENTIAL</p>
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Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	7,796			28,930
Total Acres: 0.1790				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

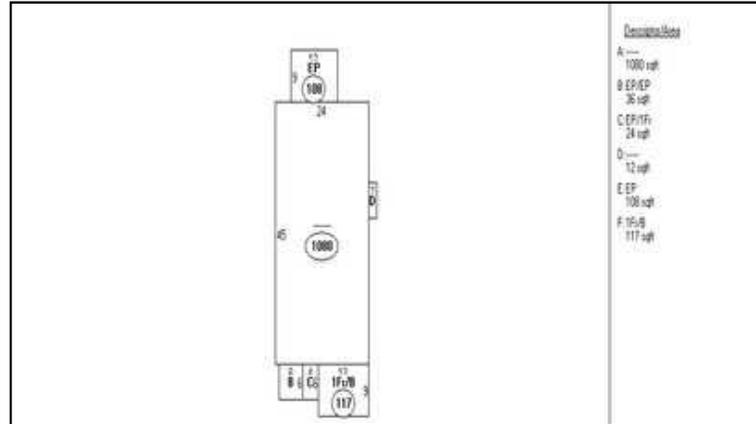
Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	28,900	28,900	28,900	0	28,900
Building	79,100	82,800	62,100	0	82,800
Total	108,000	111,700	91,000	0	111,700
Value Flag MARKET APPROACH					

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor

**Situs: 7 RATHBUN ST    Map ID: 100950016    Class: Two-Family    Card: 2 of 1    Tax year 2016**

**Dwelling Information**

**Style** TWO FAMILY      **Year Built** 1926  
**Story height** 2.00      **Eff Year Built** 0  
**Attic** PART FINSH      **Ground Floor Area** 1,080  
**Exterior Walls** ALUM/VINYL      **Amenities**  
**Masonry Trim**      **Total Living Area** 2,541  
**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** STEAM      **Pre-Fab** 0  
**Room Detail**  
**Bedrooms** 4      **Full Baths** 2  
**Family Rooms** 0      **Half Baths** 0  
**Kitchens**      **Extra Fixtures** 1  
**Total Rooms** 11  
**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** FAIR      **Functional**  
**CDU** POOR      **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
099150046	2014-07-24	164,900	2,052	12	1972	C
071000005	2013-06-28	116,000	2,184	18	1925	C
006600022	2014-10-10	173,000	2,010	12	1986	C
005950023	2014-10-16	131,000	2,080	18	1926	C
043850078	2013-09-19	139,900	2,088	18	1927	C