

**RESIDENTIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: 39 SPENCER ST</b>	<b>Map ID: 110300018</b>	Class: Single Family Residence	Card: 1 of 1	Tax year 2016
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<p><b>Current Owner</b>                  LE TUAN DINH &amp; TRAN                  THANHNHAN                   39 SPENCER ST                   SPRINGFIELD                  MA 01118</p>	<p><b>General Information</b>                  Living Units 1                  Neighborhood 1331                  Alternate Id                  Vol/Pg                  District                  Zoning R1                  Class RESIDENTIAL</p>
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Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	5,000			30,450
Total Acres: 0.1148				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
2013-05-10	1013B1-2FAM-00004ER162000		HOUSE, NEW ERECT ONE FAMILY (39 100 SPENCER)	

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	30,500	30,500	30,500	0	30,500
Building	167,100	167,500	171,000	0	167,500
Total	197,600	198,000	201,500	0	198,000
Value Flag MARKET APPROACH					

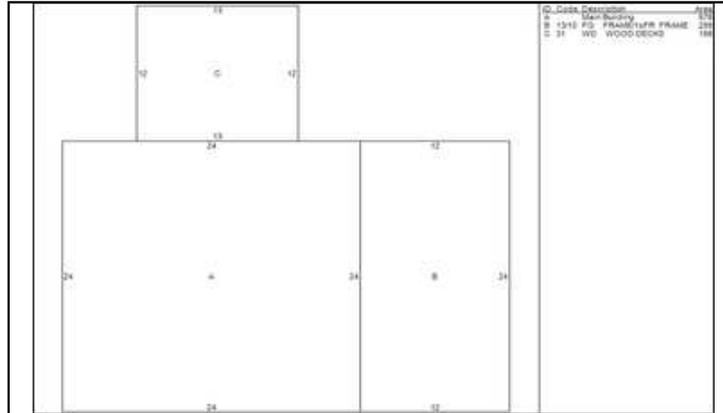
**Sales / Ownership History**

<b>Transfer Date</b>	<b>Price</b>	<b>Type</b>	<b>Deed Reference</b>	<b>Grantee</b>	<b>Grantor</b>
2013-07-17	200,000	LAND + BLDG	19924/515	LE TUAN DINH & TRAN THANHNHAN	BRETTA CONSTRUCTION LLC
2012-12-27	20,000	LAND ONLY	19613/289	BRETTA CONSTRUCTION LLC	COLONY REALTY LLC

**Situs: 39 SPENCER ST    Map ID: 110300018    Class: Single Family Residence    Card: 2 of 1    Tax year 2016**

**Dwelling Information**

**Style** COLONIAL **Year Built** 2013  
**NEW**  
**Story height** 2.00 **Eff Year Built** 0  
**Attic** NONE **Ground Floor Area** 576  
**Exterior Walls** ALUM/VINYL **Amenities**  
**Masonry Trim** **Total Living Area** 1,440  
**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** 5  
**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
027650004	2013-03-29	164,000	1,600	6	1999	C
115300015	2014-10-31	167,500	1,272	6	1990	C
027650011	2014-09-02	130,000	1,512	5	1929	C
024900018	2013-08-30	170,900	1,836	13	1987	C
110300018	2013-07-17	200,000	1,440	6	2013	C