

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 73 TYLER ST	Map ID: 117150123	Class: Single Family Residence	Card: 1 of 1	Tax year 2016
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<p>Current Owner ARNOLD BRUCE TRUSTEE P O BOX 1124 EAST LONGMEADOW MA 01028</p>	<p>General Information Living Units 1 Neighborhood 123 Alternate Id Vol/Pg District COS Zoning R2 Class RESIDENTIAL</p>
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Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	3,106			13,550
Total Acres: 0.0713				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	13,600	13,600	13,600	0	13,600
Building	26,600	29,900	34,600	0	29,900
Total	40,200	43,500	48,200	0	43,500
Value Flag MARKET APPROACH					

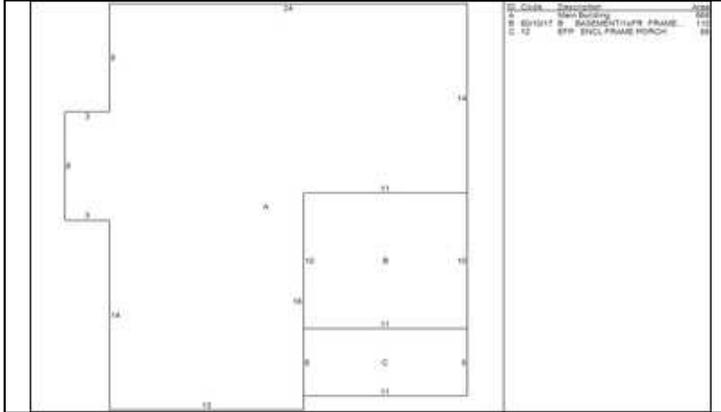
Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2011-09-12	37,000	LAND + BLDG	18911/243	ARNOLD BRUCE TRUSTEE	ALSTON VICKIE C TYNDALL
2005-03-24	0	LAND + BLDG	14897/0546	HOWELL KATIE & VICKIE C TYNDALL-ALSTON	HOWELL KATIE EXECUTRIX

Situs: 73 TYLER ST Map ID: 117150123 Class: Single Family Residence Card: 2 of 1 Tax year 2016

Dwelling Information

Style COLONIAL **Year Built** 1921
Style OLD **Eff Year Built** 0
Story height 2.00 **Ground Floor Area** 568
Attic UNFIN **Amenities**
Exterior Walls ALUM/VINYL **Total Living Area** 1,329
Masonry Trim
Color RED
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 WARM AIR **Pre-Fab** 0
Room Detail
Bedrooms 3 **Full Baths** 1
Family Rooms 0 **Half Baths** 1
Kitchens **Extra Fixtures** 2
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 FAIR **Functional**
CDU VERY 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
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
060300001	2014-10-28	55,900	1,230	5	1915	C
035100031	2014-06-02	119,000	1,659	8	1899	C