

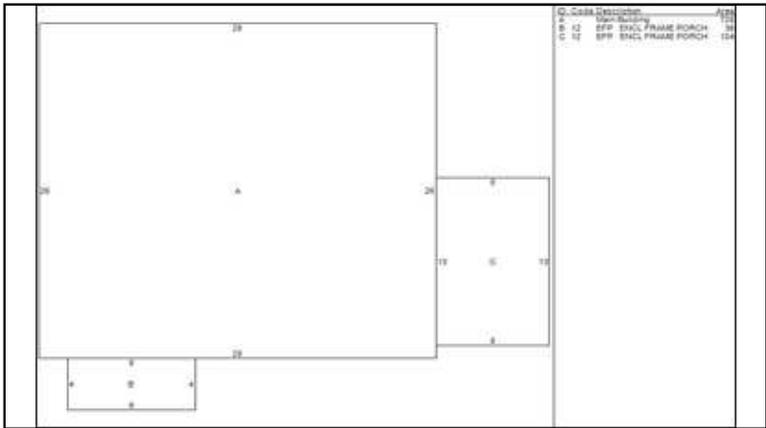
RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 26 WEYMOUTH ST		Map ID: 122040005		Class: Single Family Residence		Card: 1 of 1		Tax year 2016	
Current Owner MANZI CARMINE & HANNAH M 26 WEYMOUTH ST SPRINGFIELD MA 01108			General Information Living Units 1 Neighborhood 132 Alternate Id Vol/Pg District COS Zoning R1 Class RESIDENTIAL						
Land Information									
Type	Size	Influence Factors	Influence %	Value					
PRIMARY SQUARE FOOT	7,500			36,450					
Total Acres: 0.1722									
Permit Information					Assessment Information				
Date Issued	Number	Price	Purpose	% Complete	Assessed	Appraised	Cost	Income	Market
					Land 36,500	36,500	36,500	0	36,500
					Building 117,000	119,400	117,700	0	119,400
					Total 153,500	155,900	154,200	0	155,900
					Value Flag MARKET APPROACH				
Sales / Ownership History									
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor				
2014-02-28	146,900	LAND + BLDG	20205/448	MANZI CARMINE & HANNAH M	NEWMAN NEIL G				

Situs: 26 WEYMOUTH ST Map ID: 122040005 Class: Single Family Residence Card: 2 of 1 Tax year 2016

Dwelling Information	
Style	OLD STYLE
Year Built	1930
Story height	2.00
Eff Year Built	0
Attic	UNFIN
Ground Floor	728
Exterior Walls	ALUM/VINYL
Masonry Trim	
Color	GREEN
Basement	
Basement	FULL
Car Bsmt Gar	0
FBLA Size	
FBLA Type	
Rec Rm Size	
Rec Rm Type	
Heating & Cooling	
Heat Type	BASIC
Fuel Type	OIL
System Type	HOT WATER
Room Detail	
Bedrooms	3
Full Baths	1
Family Rooms	0
Half Baths	0
Kitchens	
Extra Fixtures	1
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	AVERAGE
Functional	
CDU	GOOD
Economic	
Cost & Design	
% Good Ovr	
% Complete	



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1930	18	20	1.00	360	D

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
122040005	2014-02-28	146,900	1,456	8	1930	C+
122040065	2013-10-18	165,000	1,421	5	1929	C+
122040063	2013-10-18	152,000	1,144	6	1941	C+
012750029	2014-10-01	159,000	1,472	6	1946	C
084150004	2013-01-11	160,000	1,218	6	1941	C+