

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 105 ST JAMES CI	Map ID: 111740040	Class: Single Family Residence	Card: 1 of 1	Tax year 2016
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Current Owner	General Information
RODRIGUEZ RUTH N	Living Units 1
105 ST JAMES CIR	Neighborhood 103
SPRINGFIELD	Alternate Id
MA 01104	Vol/Pg
	District COS
	Zoning R1
	Class RESIDENTIAL



Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	11,768			29,880
Total Acres: 0.2702				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

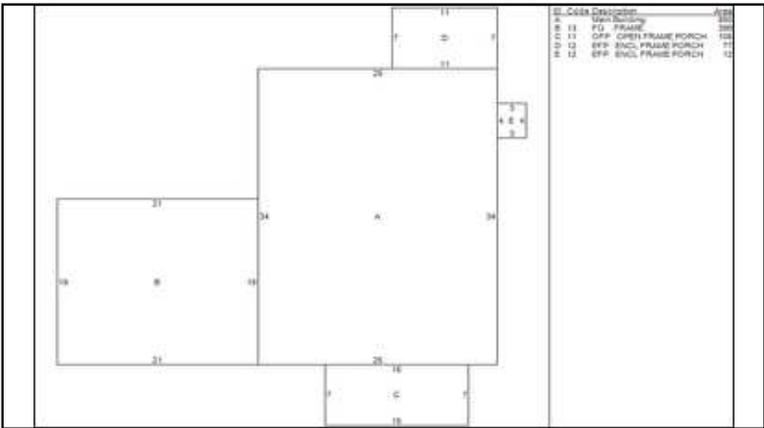
Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	29,900	29,900	29,900	0	29,900
Building	109,500	110,200	120,800	0	110,200
Total	139,400	140,100	150,700	0	140,100
Value Flag MARKET APPROACH					

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2013-08-01	155,000	LAND + BLDG	19952/531	RODRIGUEZ RUTH N	CDM PROPERTIES LLC
2012-09-27	60,000	LAND + BLDG	19467/113	CDM PROPERTIES LLC	MUDGETT DAVID I & KATHLEEN H

Situs: 105 ST JAMES CI Map ID: 111740040 Class: Single Family Residence Card: 2 of 1 Tax year 2016

Dwelling Information	
Style	OLD STYLE
Year Built	1890
Story height	2.00
Eff Year Built	0
Attic	NONE
Ground Floor	850
Exterior Walls	ALUM/VINYL
Amenities	
Masonry Trim	Total Living 1,700
Area	
Color	NATURAL
Basement	
Basement	FULL
Car Bsmt Gar	0
FBLA Size	FBLA Type
Rec Rm Size	Rec Rm Type
Heating & Cooling	
Heat Type	BASIC
Stacks	1
Fuel Type	OIL
Openings	1
System Type	STEAM
Pre-Fab	0
Room Detail	
Bedrooms	4
Full Baths	2
Family Rooms	0
Half Baths	0
Kitchens	Extra Fixtures 0
Total Rooms	8
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	GOOD
Functional	
CDU	GOOD
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
111740040	2013-08-01	155,000	1,700	8	1890	C
054200010	2014-12-17	119,000	1,428	5	1920	C
087650025	2013-12-24	131,000	1,473	8	1916	C
005950045	2014-06-27	105,000	1,426	5	1915	C
043850079	2013-07-26	113,500	1,557	5	1927	C