

## RESIDENTIAL PROPERTY RECORD CARD

## CITY OF SPRINGFIELD

Situs: 59 SEDGELIA ST

Map ID: 106800012

Class: 101: Single Family Residence

Card: 1 of 1

### Assessed Owner

ABERDALE ANDREA B  
59 SEDGELEA ST  
SPRINGFIELD MA 01104

### General Information

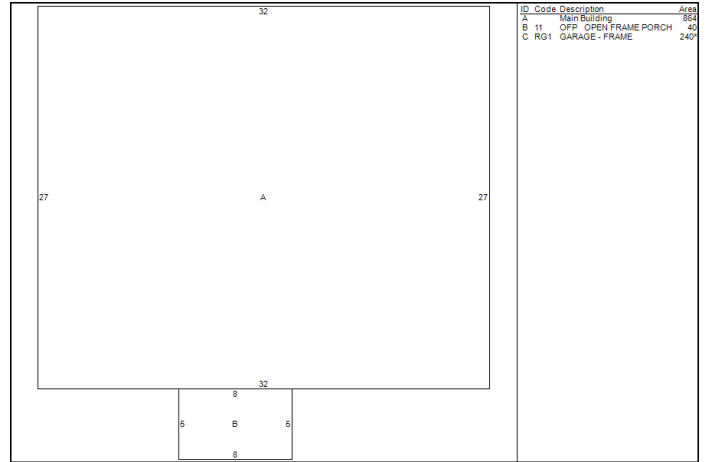
Living Units: 1  
Neighborhood: 104  
Alternate:  
Zoning: R1  
Class: RESIDENTIAL

### Photo



[Open enlarged photo](#)

### Diagram



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### Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SF	5,370			37,710

Total Acres: 0.1233

### Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	37,700	37,700	37,700	37,700	37,700
Building	188,800	188,800	168,200	-37,700	188,800
<b>Total</b>	<b>226,500</b>	<b>226,500</b>	<b>205,900</b>	<b>0</b>	<b>226,500</b>

Value Flag: MARKET APPROACH

Manual Override Reason:

Entrance Information			Permit Information			
Date	ID Entry Code	Source	Date Issued	Number	Price Purpose	% Complete
2010-05-29	1 ESTIMATED FOR MISC REASON	OTHER				

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
2004-09-27	139,900	LAND + BLDG		14512 / 0558		ABERDALE ANDREA B
2002-10-31	108,000	LAND + BLDG		12684 / 0218		KEOUGH KATHLEEN M
1990-03-02	0	LAND + BLDG FAMILY SALE		07401 / 0217		WARWICK DANIEL J + JAMES E

Dwelling Information			Grade & Depreciation		
<b>Style:</b> CAPE	<b>Year Built:</b> 1950	<b>Grade:</b> C	<b>Market Adj:</b>		
<b>Story Height:</b> 1	<b>Eff Year Built:</b>	<b>Condition:</b> AVERAGE	<b>Functional:</b> 0		
<b>Attic:</b> PART FINSH	<b>Ground Floor Area:</b> 864	<b>CDU:</b> AVERAGE	<b>Economic:</b> 0		
<b>Exterior Walls:</b> BRICK	<b>Amenities:</b>	<b>Cost &amp; Design:</b> 0	<b>% Good Ovr:</b> 0		
<b>Masonry Trim:</b> 0	<b>Total Living Area:</b> 1,037	<b>% Complete:</b> 0			
<b>Color:</b> BROWN					

Basement		Adjustments	
<b>Basement:</b> FULL	<b>Bsmt Gar:</b>	<b>Int vs Ext:</b> SAME	<b>Unfinished Area:</b>
<b>FBLA Size:</b>	<b>FBLA Type:</b>	<b>Cathedral Ceiling:</b>	<b>Unheated Area:</b>
<b>Rec Rm Size:</b>	<b>Rec Rm Type:</b>		

Heating & Cooling		Fireplaces		Dwelling Computations	
<b>Heat Type:</b> A/C	<b>Stacks:</b>	<b>Base Price:</b> 190,978	<b>% Good:</b> 68		
<b>Fuel Type:</b> GAS	<b>Openings:</b>	<b>Plumbing:</b> 4,920	<b>% Good Override:</b> 0		
<b>System Type:</b> WARM AIR	<b>Pre-Fab:</b>	<b>Basement:</b> 0	<b>Functional:</b> 0		
		<b>Heating:</b> 7,970	<b>Economic:</b> 0		
		<b>Attic:</b> 25,220	<b>% Complete:</b> 0		
		<b>Other Features:</b> 0	<b>C&amp;D Factor:</b> 0		
		<b>Subtotal:</b> 229,090	<b>Adj Factor:</b> 1.05		
		<b>Ground Floor Area:</b> 864	<b>Additions:</b> 1,200		
		<b>Total Living Area:</b> 1,037	<b>Dwelling Value:</b> 164,800		

Room Detail			
<b>Bedrooms:</b> 3	<b>Full Baths:</b> 1		
<b>Family Rooms:</b>	<b>Half Baths:</b> 1		
<b>Kitchens:</b>	<b>Extra Fixtures:</b>		
<b>Total Rooms:</b> 5	<b>Bath Type:</b>		
<b>Kitchen Type:</b>	<b>Bath Remod:</b> NO		
<b>Kitchen Remod:</b> NO			

Outbuilding Data								
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Condition
1	GARAGE - FRAME	1950	12	20	1	240	C	AVERAGE

Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	
111700216	2022-01-10	206,000	1,008	CAPE	1952	C	
091650132	2022-01-24	205,000	1,008	CAPE	1950	C	
068800014	2022-08-23	240,000	1,040	CAPE	1949	C	
077700261	2022-09-15	244,000	978	CAPE	1951	C	
097000026	2022-11-28	250,000	1,142	CAPE	1951	C	

FY 2024 data: property descriptions as of June 30, 2023, and values as of January 1, 2023