

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 8 PUTNAM ST

Map ID: 099870002

Class: 101: Single Family Residence

Card: 1 of 1

Assessed Owner

KYNARD NICHOLE & YOGI SR
32 CAMBRIDGE ST
CHICOPEE MA 01020

General Information

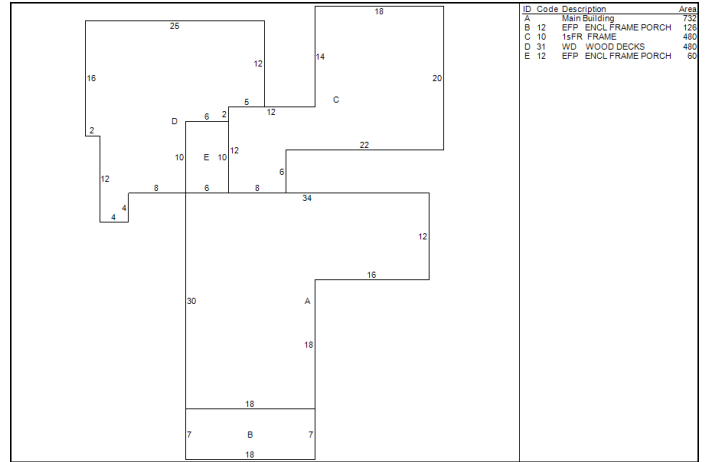
Living Units: 1
Neighborhood: 116
Alternate:
Zoning: R1
Class: RESIDENTIAL

Photo



[Open enlarged photo](#)

Diagram



[Click to view enlarged version](#)

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|---------|----------|-------------------|-------------|--------|
| PRIMARY | SF 9,166 | | | 34,490 |

Total Acres: 0.2104

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|----------------|----------------|----------------|----------|----------------|
| Land | 34,500 | 34,500 | 34,500 | 34,500 | 34,500 |
| Building | 241,600 | 241,600 | 258,600 | -34,500 | 241,600 |
| Total | 276,100 | 276,100 | 293,100 | 0 | 276,100 |

Value Flag: MARKET APPROACH

Manual Override Reason:

| Entrance Information | | | Permit Information | | | | |
|----------------------|------------------------------|--------|--------------------|-------------------|-------|------------|------------|
| Date | ID Entry Code | Source | Date Issued | Number | Price | Purpose | % Complete |
| 2022-06-28 | SV ESTIMATED FOR MISC REASON | OTHER | 2018-08-28 | 18B1-2FAM-00925RE | 11000 | TRUSS/ROOF | 100 |
| 2021-10-29 | SV INFO AT DOOR | OTHER | 2018-06-26 | 18B1-2FAM-00689RE | 30151 | EXTERIOR | 100 |
| 2021-07-01 | 1 UNOCCUPIED | OTHER | 2018-05-11 | 18B1-2FAM-00525AL | 16225 | SOLAR PANE | 100 |
| 2021-05-15 | 1 UNOCCUPIED | OTHER | | | | | |
| 2019-04-03 | 3 ESTIMATED FOR MISC REASON | OTHER | | | | | |
| 2010-03-02 | 3 ESTIMATED FOR MISC REASON | OTHER | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Ref. | Deed Type | Grantee |
|---------------|---------|-------------|----------------------------------|--------------|-----------|------------------------------|
| 2021-07-14 | 270,500 | LAND + BLDG | VALID SALE | 23999 / 302 | | KYNARD NICHOLE & YOGI SR |
| 2021-02-05 | 165,000 | LAND + BLDG | PRIVATE SALE NO PUT ON MARKET | 23695 / 110 | | BRITAL 1987 LLC |
| 2021-01-19 | 147,500 | LAND + BLDG | PRIVATE SALE NO PUT ON MARKET | 23657 / 63 | | PLATA O PHOMO INC |
| 2003-10-23 | 132,000 | LAND + BLDG | | 13706 / 0328 | | JOHNSON MANYRA A STARR |
| 2001-03-30 | 104,000 | LAND + BLDG | | 11568 / 0296 | | HOWARD JASON |
| 1997-01-31 | 0 | LAND + BLDG | TRANSFER OF CONVENIENCE | 09757 / 0167 | | DIAZ JEFFREY A |
| 1989-08-29 | 77,500 | LAND + BLDG | | 07252 / 0283 | | DIAZ JEFFREY A & CHRISANTA C |

| Dwelling Information | | | Grade & Depreciation | |
|----------------------|--|--|----------------------|--|
|----------------------|--|--|----------------------|--|

| | | | | | | | |
|------------------------|-----------------|---------------------------|-------|---------------------------|------|--------------------|---|
| Style: | COLONIAL OLD | Year Built: | 1920 | Grade: | C+ | Market Adj: | |
| Story Height: | 2 | Eff Year Built: | | Condition: | GOOD | Functional: | 0 |
| Attic: | NONE | Ground Floor Area: | 732 | CDU: | GOOD | Economic: | 0 |
| Exterior Walls: | ALUM/VINYL | Amenities: | | Cost & Design: | 0 | % Good Ovr: | 0 |
| Masonry Trim: | 0 | Total Living Area: | 1,944 | % Complete: | 0 | | |
| Color: | BLUE | | | | | | |

| Basement | | Adjustments | |
|----------|--|-------------|--|
|----------|--|-------------|--|

| | | | | | |
|---------------------|------|---------------------------|--------|-------------------------|--|
| Basement: | FULL | Int vs Ext: | BETTER | Unfinished Area: | |
| FBLA Size: | | Cathedral Ceiling: | | Unheated Area: | |
| Rec Rm Size: | | | | | |
| Bsmt Gar: | | | | | |
| FBLA Type: | | | | | |
| Rec Rm Type: | | | | | |

| Heating & Cooling | | Fireplaces | Dwelling Computations | | |
|--------------------|--|-------------------|--------------------------|-------------------------|--|
| Heat Type: BASIC | | Stacks: | Base Price: 265,137 | % Good: 69 | |
| Fuel Type: GAS | | Openings: | Plumbing: 12,660 | % Good: 0 | |
| System Type: HOT | | Pre-Fab: | Basement: 0 | Override: | |
| System Type: WATER | | | Heating: 0 | Functional: 0 | |
| Room Detail | | | Attic: 0 | Economic: 0 | |
| Bedrooms: 3 | | Full Baths: 2 | Other Features: 0 | % Complete: 0 | |
| Family Rooms: | | Half Baths: | Subtotal: 277,800 | C&D Factor: 0 | |
| Kitchens: | | Extra Fixtures: 2 | Ground Floor Area: 732 | Adj Factor: 0.98 | |
| Total Rooms: 7 | | Bath Type: | Total Living Area: 1,944 | Additions: 73,100 | |
| Kitchen Type: | | Bath Remod: YES | | Dwelling Value: 258,600 | |
| Kitchen Remod: YES | | | | | |

Outbuilding Data

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Condition |
|------|------|--------|-------|-------|-----|------|-------|-----------|
|------|------|--------|-------|-------|-----|------|-------|-----------|

Comparable Sales Summary

| Parcel ID | Sale Date | Sale Price | TLA | Style | Yr Built | Grade |
|-----------|------------|------------|-------|--------------|----------|-------|
| 083000039 | 2021-06-17 | 240,000 | 1,602 | COLONIAL OLD | 1922 | C |
| 069600019 | 2021-06-04 | 235,000 | 1,505 | OLD STYLE | 1917 | C |
| 070650041 | 2021-09-20 | 227,000 | 1,600 | COLONIAL OLD | 1926 | C |
| 099870002 | 2021-07-14 | 270,500 | 1,944 | COLONIAL OLD | 1920 | C+ |
| 003900038 | 2022-12-09 | 245,000 | 1,730 | OLD STYLE | 1922 | C |

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