

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 32 KENT RD

Map ID: 072400005

Class: 101: Single Family Residence

Card: 1 of 1

Assessed Owner

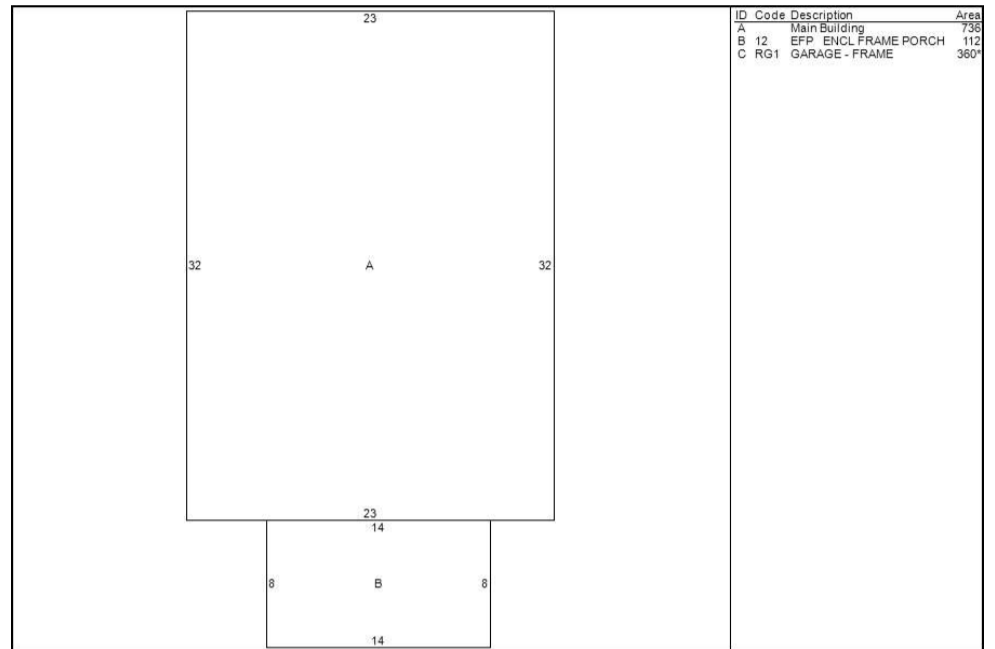
JOHNSON RENNARD R
32 KENT RD
SPRINGFIELD MA 01129

General Information

Living Units: 1
Neighborhood: 1193
Alternate:
Zoning: R2
Class: RESIDENTIAL

Photo

Diagram



Click to view enlarged version

Open enlarged photo

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SF 6,210			56,470

Total Acres: 0.1426

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	56,500	56,500	56,500	56,500	56,500
Building	123,500	123,500	129,100	-56,500	123,500
Total	180,000	180,000	185,600	0	180,000

Value Flag: MARKET APPROACH

Manual Override Reason:

Entrance Information

Permit Information

Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
2022-11-15	MS	NOT AT HOME	OTHER					
2010-03-18	2	ESTIMATED FOR MISC REASON	OTHER					

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
2002-01-25	89,000	LAND + BLDG		12121 / 0251		JOHNSON RENNARD R
1989-01-17	80,000	LAND + BLDG		07073 / 0491		DUDLEY STEVEN C & JOANN E
1988-09-20	0	LAND + BLDG	FAMILY SALE	06968 / 0385		SARRETTE LEONARD A + ARLINEE
1983-05-27	36,500	LAND + BLDG		05442 / 0321		SARRETTE WILLIAM W
1982-12-30	80,000	LAND + BLDG		05366 / 0126		FRIENDLY ICE CREAM CORPORATION

Dwelling Information

Grade & Depreciation

Style: OLD STYLE
Year Built: 1920
Story Height: 1
Eff Year Built:
Attic: FULL FINISH
Ground Floor Area: 736
Exterior Walls: ALUM/VINYL
Amenities:
Masonry Trim: 0
Total Living Area: 1,030
Color: WHITE

Grade: C
Market Adj:
Condition: AVERAGE
Functional: 0
CDU: AVERAGE
Economic: 0
Cost & Design: 0
% Good Ovr: 0
% Complete: 0

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

Heating & Cooling	Fireplaces	Dwelling Computations
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Heat Type: BASIC	Stacks:	Base Price: 171,829		% Good: 59
Fuel Type: OIL	Openings:	Plumbing: 0		% Good Override: 0
System Type: HOT WATER	Pre-Fab:	Basement: 0		Functional: 0

Room Detail

Bedrooms: 3	Full Baths: 1
Family Rooms:	Half Baths:
Kitchens:	Extra Fixtures:
Total Rooms: 6	Bath Type:
Kitchen Type:	Bath Remod: NO
Kitchen Remod: YES	

Heating: 0	Economic: 0
Attic: 32,480	% Complete: 0
Other Features: 0	C&D Factor: 0
	Adj Factor: 1.00
Subtotal: 204,310	Additions: 4,400
Ground Floor Area: 736	
Total Living Area: 1,030	Dwelling Value: 124,900

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Condition
1	GARAGE - FRAME	1945	18	20	1	360	C	AVERAGE

Comparable Sales Summary

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
122820401	2022-06-15	275,000	1,392	COLONIAL OLD	1929	C
122820365	2022-10-04	239,500	1,278	OLD STYLE	1900	C
101650047	2022-04-12	305,000	1,700	COLONIAL OLD	1930	C+
095150051	2021-06-10	225,000	1,075	BUNGALOW	1942	C
095150087	2022-12-30	220,000	1,155	BUNGALOW	1947	C

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