

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 64 CHEROKEE DR

Map ID: 026970008

Class: 101: Single Family Residence

Card: 1 of 1

Assessed Owner

JOHNSON OSWALD D AND LUCILLE R
64 CHEROKEE DR
SPRINGFIELD MA 01109

General Information

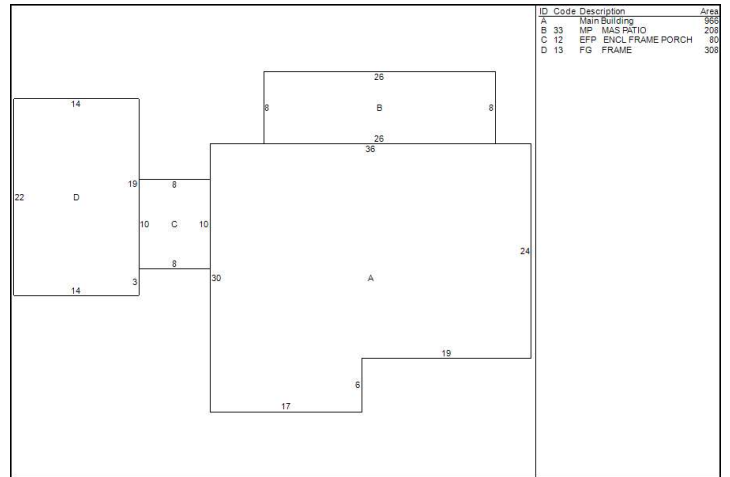
Living Units: 1
Neighborhood: 1211
Alternate:
Zoning: R1
Class: RESIDENTIAL

Photo



[Open enlarged photo](#)

Diagram



[Click to view enlarged version](#)

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SF 8,500			49,170

Total Acres: 0.1951

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	49,200	49,200	49,200	49,200	49,200
Building	135,100	135,100	156,000	-49,200	135,100
Total	184,300	184,300	205,200	0	184,300

Value Flag: MARKET APPROACH

Manual Override Reason:

Entrance Information				Permit Information			
----------------------	--	--	--	--------------------	--	--	--

Date	ID Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
2010-04-30	1 ESTIMATED FOR MISC REASON	OTHER					

Sales/Ownership History						
-------------------------	--	--	--	--	--	--

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
1972-06-30	17,500			3706 / 203		JOHNSON OSWALD D AND LUCILLE R

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

Style: RANCH	Year Built: 1956	Grade: C	Market Adj:
Story Height: 1	Eff Year Built:	Condition: GOOD	Functional: 0
Attic: NONE	Ground Floor Area: 966	CDU: AVERAGE	Economic: 0
Exterior Walls: ALUM/VINYL	Amenities:	Cost & Design: 0	% Good Ovr: 0
Masonry Trim:	Total Living Area: 966	% Complete: 0	
Color: YELLOW			

Basement		Adjustments	
----------	--	-------------	--

Basement: FULL	Bsmt Gar:	Int vs Ext: SAME	Unfinished Area:
FBLA Size:	FBLA Type:	Cathedral Ceiling:	Unheated Area:
Rec Rm Size: 384	Rec Rm Type:		

Heating & Cooling		Fireplaces		Dwelling Computations		
-------------------	--	------------	--	-----------------------	--	--

Heat Type: BASIC	Stacks:	Base Price: 169,575	% Good: 70
Fuel Type: GAS	Openings:	Plumbing: 6,700	% Good: 0
System Type: HOT WATER	Pre-Fab:	Basement: 0	Override:

Room Detail			
-------------	--	--	--

Bedrooms: 3	Full Baths: 1	Other Features: 4,410	C&D Factor:
Family Rooms:	Half Baths: 1		Adj Factor: 1.1
Kitchens:	Extra Fixtures: 1	Subtotal: 180,690	Additions: 13,700
Total Rooms: 5	Bath Type:	Ground Floor Area: 966	
Kitchen Type:	Bath Remod: NO	Total Living Area: 966	Dwelling Value: 156,000
Kitchen Remod: NO			

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
026970021	2020-04-29	181,000	936	RANCH	1956	C
055510050	2020-06-16	182,000	1,008	RANCH	1957	C
089530018	2020-10-27	180,000	1,008	RANCH	1957	C
092650066	2021-07-06	175,000	1,000	RANCH	1956	C
073410024	2020-08-24	165,500	984	RANCH	1955	C

FY 2023 data: property descriptions as of June 30, 2022, and values as of Jan 1, 2022