

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 23 ELDERT ST

Map ID: 044800008

Class: 101: Single Family
Residence

Card: 1 of 1

Assessed Owner

AHEARN CHRISTOPHER JOSEPH
23 ELDERT ST
SPRINGFIELD MA 01109-2517

General Information

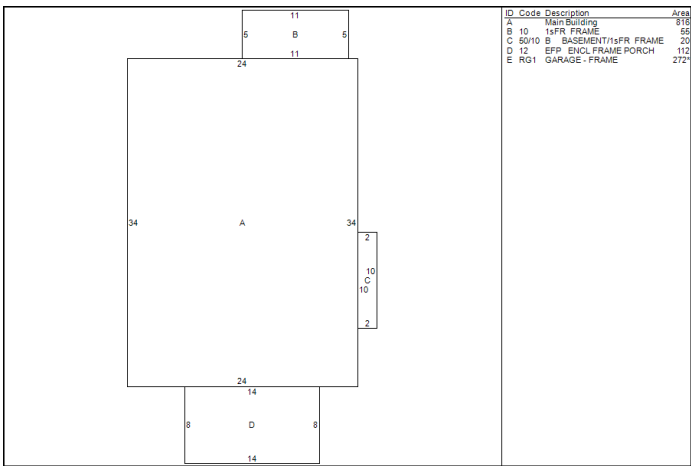
Living Units: 1
Neighborhood: 116
Alternate:
Zoning: R1
Class: RESIDENTIAL

Photo



Open enlarged photo

Diagram



Click to view enlarged version

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SF	4,943		38,900

Total Acres: 0.1135

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	38,900	38,900	38,900	38,900	38,900
Building	210,400	210,400	222,700	-38,900	210,400
Total	249,300	249,300	261,600	0	249,300

Value Flag: MARKET APPROACH

Manual Override Reason:

Entrance Information				Permit Information				
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
2023-10-16		SV NOT AT HOME	OTHER					
2011-09-30	3	ESTIMATED FOR MISC REASON	OTHER	2011-06-02	11B1-2FAM-00362RE	2000	REPAIR	100
2010-02-17	3	ESTIMATED FOR MISC REASON	OTHER					

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
2023-06-06	205,000	LAND + BLDG	SALE AFTER FORECLOSURE	25031 / 528		AHEARN CHRISTOPHER JOSEPH
2018-06-15	63,500	LAND + BLDG	REPOSSESSION	22219 / 94		FEDERAL NATIONAL MORTGAGE ASSOCIATION
1983-11-07	0	LAND + BLDG	TRANSFER OF CONVENIENCE	05527 / 0250		SCHOEDER FRANCIS P + HELLENM

Dwelling Information				Grade & Depreciation	
Style:	BUNGALOW	Year Built:	1923	Grade:	C
Story	1	Eff Year Built:		Condition:	GOOD
Height:		Ground Floor	816	CDU:	GOOD
Attic:	FULL FINISH	Area:		Cost & Design:	0
Exterior Walls:	ALUM/VINYL	Amenities:		% Complete:	0
Masonry	0	Total Living Area:	1,217		
Trim:					
Color:	TAN				

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

Heating & Cooling		Fireplaces	Dwelling Computations		
Heat Type: BASIC	Stacks:		Base Price: 200,096	% Good:	70
Fuel Type: OIL	Openings:		Plumbing:	% Good	0
System Type: STEAM	Pre-Fab:			Override:	0
Room Detail			Basement:	Functional:	0
			Heating:	Economic:	0
			Attic:	% Complete:	0
Bedrooms: 3	Full Baths: 1		Other Features:	C&D Factor:	0
Family Rooms:	Half Baths:			Adj Factor:	1.10
Kitchens:	Extra Fixtures:		Subtotal:	Additions:	32,200
Total Rooms: 6	Bath Type:		Ground Floor		
Kitchen Type:	Bath Remod: YES		Area:		
Kitchen Remod: YES			Total Living Area:	1,217	Dwelling Value: 219,100
Outbuilding Data					

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Condition
1	GARAGE - FRAME	1930	16	17	1	272	C	AVERAGE

Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	
010850255	2022-09-07	225,000	1,306	BUNGALOW	1923	C	
075600003	2023-12-04	250,000	1,152	BUNGALOW	1921	C	
090000015	2023-11-17	260,000	1,179	BUNGALOW	1925	C	
119950048	2023-09-06	260,000	1,327	BUNGALOW	1921	C	
063900003	2022-12-20	251,000	1,163	BUNGALOW	1925	C	

FY 2025 data: property descriptions as of June 30, 2024, and values as of January 1, 2024