

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 292 BRECKWOOD BL **Map ID:** 017900060

Class: 101: Single Family
Residence

Card: 1 of 1

Assessed Owner

HERNANDEZ HECTOR M JR
292 BRECKWOOD BOULEVARD
SPRINGFIELD MA 01109

General Information

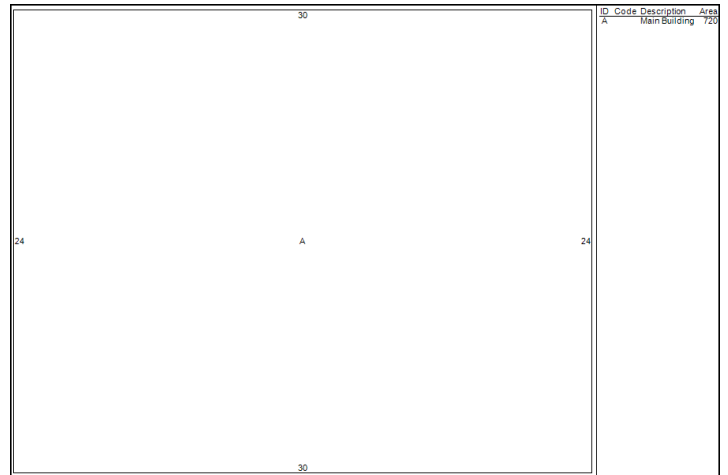
Living Units: 1
Neighborhood: 116
Alternate:
Zoning: R1
Class: RESIDENTIAL

Photo



[Open enlarged photo](#)

Diagram



[Click to view enlarged version](#)

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SF 7,875			40,960

Total Acres: 0.1808

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	41,000	41,000	41,000	41,000	41,000
Building	204,000	204,000	207,700	-41,000	204,000
Total	245,000	245,000	248,700	0	245,000

Value Flag: MARKET APPROACH

Manual Override Reason:

Entrance Information			Permit Information					
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
2021-07-02	1	NOT AT HOME	OTHER					
2021-04-07	1	NOT AT HOME	OTHER	2020-06-16	20B1-2FAM-00441RE	30000	REMODEL	100
2020-07-29	1		OTHER					
2019-05-31	3	ENTRY GAINED	OWNER	2018-06-07	18B1-2FAM-00558RE	15505	BATHROOM	100
2019-02-04	3	ESTIMATED FOR MISC REASON	OTHER					
2010-02-22	3	ESTIMATED FOR MISC REASON	OTHER					

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
2021-02-18	220,000	LAND + BLDG	VALID SALE	23715 / 227		HERNANDEZ HECTOR M JR
2020-02-28	95,000	LAND + BLDG	CHANGE AFTER SALE (PHYSICAL)	23106 / 467		EAGLE HOME BUYERS LLC
1989-08-25	89,000	LAND + BLDG		07250 / 0340		TRASK CHARLES E & KAAREN L
1986-12-15	77,900	LAND + BLDG		06322 / 0494		LUDWIGSEN GARY J & DONNA M

Dwelling Information

Grade & Depreciation

Style: CAPE	Year Built: 1946	Grade: C	Market Adj:
Story	Eff Year Built:	Condition: GOOD	Functional: 0
Height: 1	Ground Floor	CDU: GOOD	Economic: 0
Attic: FULL FINISH	Area: 720	Cost & Design: 0	% Good Ovr: 0
Exterior Walls: ALUM/VINYL	Amenities:	% Complete: 0	
Masonry Trim: 0	Total Living Area: 1,008		
Color: GRAY			

Basement

Adjustments

Basement: FULL	Bsmt Gar:	Int vs Ext: BETTER	Unfinished Area:
FBLA Size:	FBLA Type:	Cathedral Ceiling:	Unheated Area:
Rec Rm Size: 450	Rec Rm Type:		

Heating & Cooling		Fireplaces	Dwelling Computations				
Heat Type:	A/C	Stacks:	Base Price:	193,153	% Good:	77	
Fuel Type:	GAS	Openings:	Plumbing:	0	% Good	0	
System Type:	WARM	Pre-Fab:			Override:		
	AIR		Basement:	0	Functional:	0	
Room Detail			Heating:	8,540	Economic:	0	
			Attic:	36,510	% Complete:	0	
Bedrooms:	3	Full Baths:	1	Other Features:	6,420	C&D Factor:	0
Family Rooms:		Half Baths:				Adj Factor:	1.10
Kitchens:		Extra Fixtures:		Subtotal:	244,620	Additions:	0
Total Rooms:	6	Bath Type:		Ground Floor			
Kitchen Type:		Bath Remod:	YES	Area:	720		
Kitchen Remod:	YES			Total Living Area:	1,008	Dwelling Value:	207,700

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Condition
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Comparable Sales Summary

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
029100043	2022-04-06	232,000	1,042	CAPE	1948	C
104050076	2022-06-30	250,000	1,008	CAPE	1947	C
104050088	2022-09-29	248,000	1,008	CAPE	1947	C
017900049	2022-10-21	246,500	1,008	CAPE	1946	C
104050091	2023-06-23	275,000	1,008	CAPE	1947	C

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