

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 65 - 69 PENDLETON AV

Map ID: 096300093

Class: 104: Two-Family

Card: 1 of 1

Assessed Owner

GODBOLT JOSEPHINE R
65 PENDLETON AVE
SPRINGFIELD MA 01109

General Information

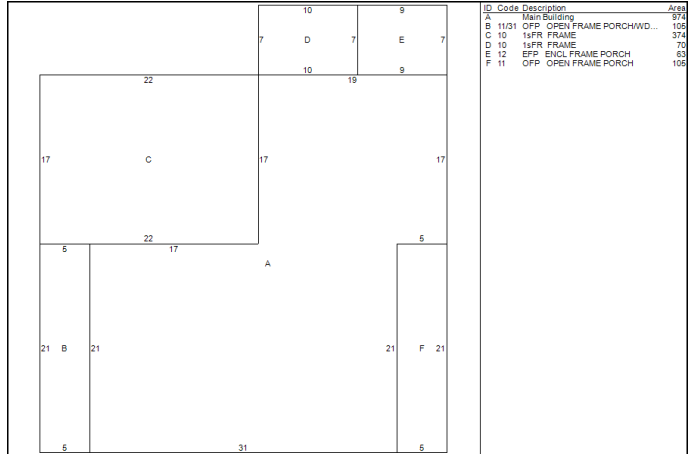
Living Units: 2
Neighborhood: 123
Alternate:
Zoning: R2
Class: RESIDENTIAL

Photo



Open enlarged photo

Diagram



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Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SF 12,648			23,880

Total Acres: 0.2904

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	23,900	23,900	23,900	23,900	23,900
Building	67,500	67,500	72,300	-23,900	67,500
Total	91,400	91,400	96,200	0	91,400

Value Flag: MARKET APPROACH

Manual Override Reason:

Entrance Information

Permit Information

Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
2010-03-03	3	ESTIMATED FOR MISC REASON	OTHER					
2008-12-03	3	NOT AT HOME	OTHER					
2006-02-21	HC	UNOCCUPIED	OTHER					

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
1960-01-04	4,000			2722 / 556		GODBOLT JOSEPHINE R & WILFRED

Dwelling Information

Grade & Depreciation

Style: TWO FAMILY
Year Built: 1914
Story Height: 2
Eff Year Built:
Attic: NONE
Ground Floor Area: 974
Exterior Walls: FRAME
Amenities:
Masonry Trim:
Total Living Area: 2,392
Color: GRAY

Grade: C
Condition: POOR
CDU: VERY POOR
Market Adj:
Functional: 0
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: 254,961	% Good: 21
Fuel Type: GAS	Openings:	Plumbing: 13,410	% Good Override: 0
System Type: HOT WATER	Pre-Fab:	Basement: 0	Functional:

Room Detail	
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Bedrooms: 4	Full Baths: 3	Other Features: 0	C&D Factor:
Family Rooms:	Half Baths:	Subtotal: 268,370	Adj Factor: 1.0
Kitchens:	Extra Fixtures:	Ground Floor Area: 974	Additions: 19,700
Total Rooms: 9	Bath Type:	Total Living Area: 2,392	Dwelling Value: 72,300
Kitchen Type:	Bath Remod: NO		
Kitchen Remod: NO			

Outbuilding Data							
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Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Condition
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Comparable Sales Summary							
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Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
121990028	2020-02-21	159,200	2,416	TWO FAMILY	1926	C
082550055	2020-09-17	150,000	2,348	TWO FAMILY	1899	C
002000275	2021-09-16	167,000	2,576	TWO FAMILY	1896	C+
103100022	2021-11-19	181,200	2,444	TWO FAMILY	1924	C
121990010	2021-10-15	175,000	2,714	TWO FAMILY	1922	C

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