

COMMERCIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 419 TAYLOR ST

Map ID: 114300111

Class: 332: Automobile Repair

Card: 1 of 1

Assessed Owner

DAILEY MICHAEL
419 TAYLOR ST
SPRINGFIELD MA 01105

General Information

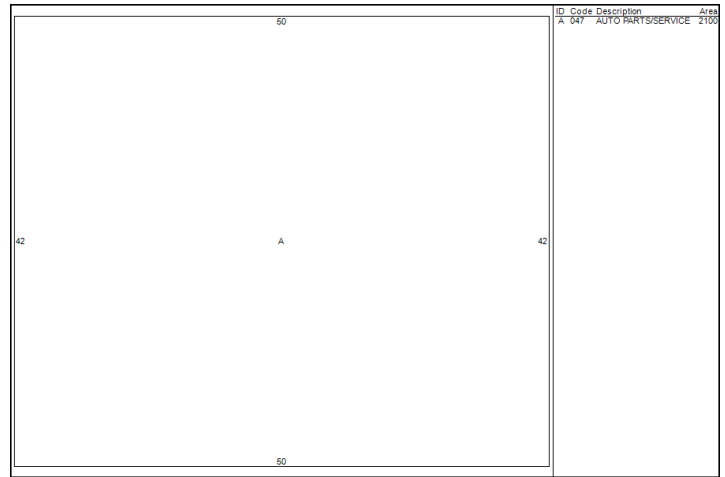
Living Units:
Neighborhood: 708
Alternate:
Zoning: B2
Class: COMMERCIAL

Photo



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Diagram



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Land Information

| Type | Size | Influence Factors | Influence % | Value |
|---------|----------|-------------------|-------------|--------|
| PRIMARY | SF 7,081 | | | 32,190 |

Total Acres: 0.1626

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|----------------|----------------|----------------|----------------|----------|
| Land | 32,200 | 32,200 | 32,200 | 32,200 | 0 |
| Building | 234,100 | 234,100 | 213,000 | 234,100 | 0 |
| Total | 266,300 | 266,300 | 245,200 | 266,300 | 0 |

Value Flag: INCOME APPROACH

Manual Override Reason:

| Entrance Information | | | Permit Information | | | | |
|----------------------|------------------------------|--------|--------------------|--------|-------|---------|------------|
| Date | ID Entry Code | Source | Date Issued | Number | Price | Purpose | % Complete |
| 2010-10-04 | FG ESTIMATED FOR MISC REASON | OTHER | | | | | |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|--------------|--------------|-----------|--------------------------------|
| Transfer Date | Price | Type | Validity | Deed Ref. | Deed Type | Grantee |
| 2022-10-20 | 350,000 | LAND + BLDG | VALID SALE | 24772 / 401 | | DAILEY MICHAEL |
| 2000-01-10 | 74,000 | LAND + BLDG | REPOSSESSION | 11063 / 0262 | | ARGO AUTOMOTIVE INC |
| 1998-03-18 | 40,000 | LAND + BLDG | | 10201 / 0584 | | J E WILLIAMS GENERAL CONTRACTO |
| 1984-03-05 | 0 | LAND + BLDG | FAMILY SALE | 05576 / 0465 | | QUINTIN GASTON D + JEANNINEH |

| Building Information | | Building Other Features | | | | | |
|--|--|-------------------------|------------|--------------|--------------|----------------|--------------------|
| Year Built/Eff Year: 1967 / | | Line Type | +/- | Meas1 | Meas2 | # Stops | Ident Units |
| Building #: 1 | | 1 OVERHEAD DR-WOOD/MTL | | 120 | 1 | | 1 |
| Structure Type: AUTO SERVICE GARAGE | | 1 OVERHEAD DR-WOOD/MTL | | 144 | 1 | | 1 |
| | | 1 OVERHEAD DR-WOOD/MTL | | 64 | 1 | | 2 |
| Identical Units: 1 | | | | | | | |
| Total Units: | | | | | | | |
| Grade: C | | | | | | | |
| # Covered Parking: | | | | | | | |
| # Uncovered Parking: | | | | | | | |
| DBA: | | | | | | | |

| Interior / Exterior Information | | | | | | | | |
|---------------------------------|--------------------|------------------|---------------------|-------------------|----------------|----------------|-----------------|----------------------------|
| Line | Level From | -To | Int Fin | Area | Perim | | | |
| 1 | 01 | 01 | 5 | 3,550 | 236 | | | |
| Use Type | Wall Height | Ext Walls | Construction | Partitions | Heating | Cooling | Plumbing | Physical Functional |
| AUTO PARTS/SERVICE | 12 | Concrete Block | FIRE RESISTANT | NORMAL | HOT AIR | NONE | NORMAL 5 | 3 |

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Complete | Value/RCNLD |
|------|-------|--------------------|--------|------------|-------------|
| 1 | 3,550 | AUTO PARTS/SERVICE | 60 | | 209,780 |

Outbuilding Data

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Condition |
|------|------------------------|--------|-------|-------|-----|-------|-------|---------------|
| 1 | PAVING ASPHALT PARKING | 1967 | 1 | 2500 | 1 | 2,500 | | NORMAL (Comm) |

Income Detail (Includes all Buildings on Parcel)

| Use Grp | Mod Type | Inc Mod | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income |
|---------|----------|---------|--------------------|-------|----------|-------------|-------------|------------------------|
| 13 | S | 706 | AUTO SERVICE/PARTS | 0 | 3,550 | 11.00 | 115 | 44,908 |

| Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
| 10 | | 0 | 40,417 | 20 | | | 8,083 | 8,083 | 32,334 |

Building Cost Detail - Building 1 of 1

Income Summary (Includes all Buildings on Parcel)

| | | | |
|------------------------|---------|----------------------|---------|
| Total Gross Bldg Area | 3,550 | Total Net Income | 32,334 |
| Replace Cost New Less | 209,780 | Capitalization Rate | 0.1214 |
| Depr | | Sub Total | 266,340 |
| % Complete | 100 | Residual Land Value | 0 |
| # Identical Units | 1 | Final Income Value | 266,340 |
| Econ Conditions Factor | | Total Net Rent Area | 3,550 |
| Final Building Value | 209,780 | Total Gross Building | 3,550 |
| Value per SF | 59.09 | Area | |

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