

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 139 DARLING ST

Map ID: 036300039

Class: 101: Single Family Residence

Card: 1 of 1

Assessed Owner

SANTIAGO HECTOR G ARZUAGA
139 DARLING ST
INDIAN ORCHARD MA 01151

General Information

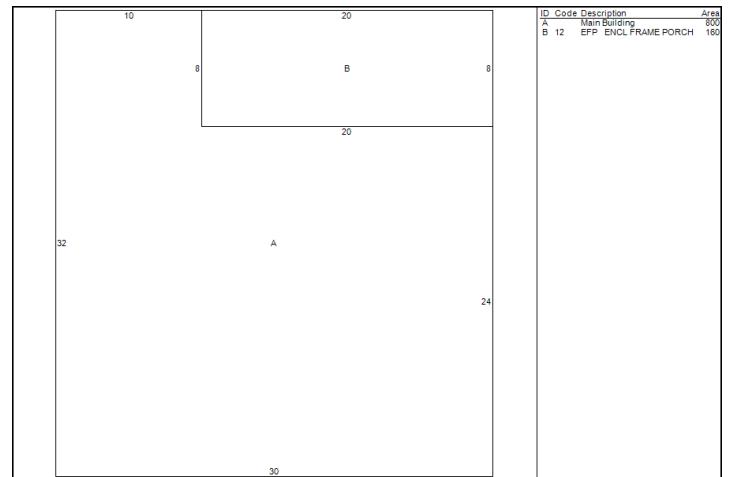
Living Units: 1
Neighborhood: 101
Alternate:
Zoning: R2
Class: RESIDENTIAL

Photo



[Open enlarged photo](#)

Diagram



[Click to view enlarged version](#)

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SF 5,000			40,190

Total Acres: 0.1148

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	40,200	40,200	40,200	40,200	40,200
Building	143,100	143,100	137,000	-40,200	143,100
Total	183,300	183,300	177,200	0	183,300

Value Flag: MARKET APPROACH

Manual Override Reason:

Entrance Information			Permit Information				
Date	ID Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
2020-11-21	1 INFO AT DOOR	OWNER					
2010-06-05	1 ESTIMATED FOR MISC REASON	OTHER					
2009-10-08	1 NOT AT HOME	OWNER					

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
2020-07-24	150,000	LAND + BLDG	VALID SALE	23328 / 517		SANTIAGO HECTOR G ARZUAGA
2009-08-24	46,000	LAND + BLDG	QUESTIONABLE SALE/OUTLIER	17952 / 0359		FIORE JAMES W
2009-03-04	13,250	LAND + BLDG	TRANSFER OF CONVENIENCE	17674 / 0327		LAYCOCK JAMES & KURT BLAHA
2009-01-29	26,500	LAND + BLDG	SALE AFTER FORECLOSURE	17622 / 0210		LAYCOCK JAMES
2008-09-19	70,215	LAND + BLDG	REPOSSESSION	17476 / 0183		WACHOVIA BANK NATIONAL ASSOCIATION TRUST
2005-05-04	102,000	LAND + BLDG		14994 / 0215		ROBARE JASON A
2005-01-18	0	LAND + BLDG	TRANSFER OF CONVENIENCE	14769 / 0485		LEWENCZUK MICHAEL A TRUSTEE
2004-05-11	72,000	LAND + BLDG		14162 / 0541		WIGGINS JAMES D
1999-04-05	49,000	LAND + BLDG		10715 / 0101		BROWN RENA
1998-12-11	47,500	LAND + BLDG	SALE OF MULTIPLE PARCELS	10565 / 0047		RAW LAND LTD
1993-01-22	49,800	LAND + BLDG	TRANSFER OF CONVENIENCE	08316 / 0208		ELMASSIAN JUDITH

Dwelling Information		Grade & Depreciation	
Style: RANCH	Year Built: 1954	Grade: C-	Market Adj:
Story 1	Eff Year Built:	Condition: GOOD	Functional: 0
Height: 1	Ground Floor Area: 800	CDU: GOOD	Economic: 0
Attic: NONE	Amenities:	Cost & Design: 0	% Good Ovr: 0
Exterior Walls: ALUM/VINYL	Total Living Area: 800	% Complete: 0	
Masonry Trim: 0			
Color: GRAY			

Basement	Adjustments
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Basement: NONE	Bsmt Gar:	Int vs Ext: BETTER	Unfinished Area:
FBLA Size:	FBLA Type:	Cathedral	Unheated Area:
Rec Rm	Rec Rm	Ceiling:	
Size:	Type:		

Heating & Cooling	Fireplaces	Dwelling Computations	
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Heat Type: A/C	Stacks:	Base Price: 158,399	% Good: 80
Fuel Type: GAS	Openings:	Plumbing: 0	% Good: 0
WARM	Pre-Fab:	Basement: -14,840	Override: 0
System Type: AIR		Heating: 7,000	Functional: 0
		Attic: 0	Economic: 0

Room Detail

Bedrooms: 2	Full Baths: 1	Other Features: 0	C&D Factor: 0
Family Rooms:	Half Baths:	Subtotal: 150,560	Adj Factor: 1.07
Kitchens:	Extra Fixtures:	Ground Floor Area: 800	Additions: 7,600
Total Rooms: 4	Bath Type:	Total Living Area: 800	Dwelling Value: 137,000
Kitchen Type:	Bath Remod: YES		
Kitchen Remod: YES			

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
087350023	2021-03-24	212,500	1,248	RANCH	1955	C-
114250082	2021-12-17	205,000	960	RANCH	1953	C-
100400006	2022-03-31	205,500	900	RANCH	1950	C-
085650071	2021-12-21	170,000	960	RANCH	1954	C-
015500028	2022-04-08	196,000	750	RANCH	1954	C-

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