

## RESIDENTIAL PROPERTY RECORD CARD

## CITY OF SPRINGFIELD

**Situs:** 1045 - 1047  
WORCESTER ST

**Map ID:** 125250491

**Class:** 104: Two-Family

**Card:** 1 of 1

### Assessed Owner

ALYCAR INVESTMENTS, LLC  
104 KINGS HIGWAY  
WEST SPRINGFIELD MA 01089

### General Information

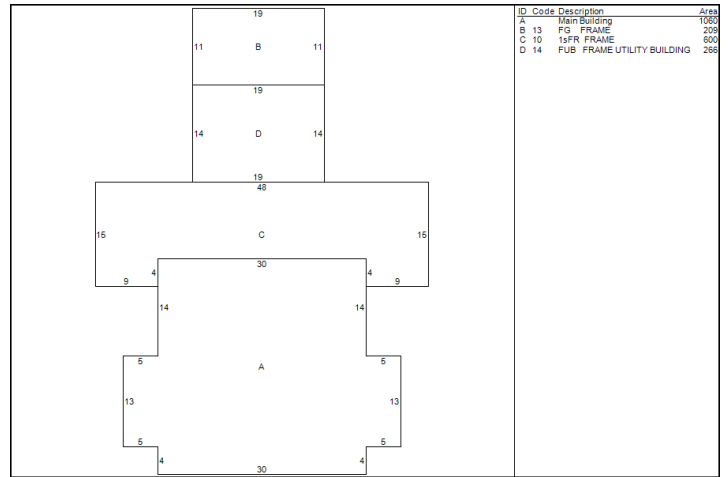
**Living Units:** 2  
**Neighborhood:** 101  
**Alternate:**  
**Zoning:** R2  
**Class:** RESIDENTIAL

### Photo



[Open enlarged photo](#)

### Diagram



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### Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SF 14,850			47,730

**Total Acres:** 0.3409

### Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	47,700	47,700	47,700	47,700	47,700
Building	167,900	167,900	192,900	-47,700	167,900
<b>Total</b>	<b>215,600</b>	<b>215,600</b>	<b>240,600</b>	<b>0</b>	<b>215,600</b>

**Value Flag:** MARKET APPROACH

**Manual Override Reason:**

Entrance Information				Permit Information			
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete
2022-10-18	MS	UNOCCUPIED	OTHER				
2021-10-08	MS	NOT AT HOME	OTHER	2021-01-06	21B1-2FAM-00021RE	23895 ROOF	100
2010-06-05	2	ESTIMATED FOR MISC REASON OTHER					

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
2022-05-11	200,000	LAND + BLDG	CHANGE AFTER SALE (PHYSICAL)	24543 / 283		ALYCAR INVESTMENTS, LLC
1995-10-31	90,000	LAND + BLDG		09293 / 0528		LUDOUL VIVIAN L
1986-10-22	0	LAND + BLDG	NEW PARCEL	06263 / 0591		BAKER CLARICE F

Dwelling Information			Grade & Depreciation			
<b>Style:</b>	TWO FAMILY	<b>Year Built:</b>	1880	<b>Grade:</b>	C	<b>Market Adj:</b>
<b>Story Height:</b>	2	<b>Eff Year Built:</b>		<b>Condition:</b>	FAIR	<b>Functional:</b>
<b>Attic:</b>	NONE	<b>Ground Floor Area:</b>	1,060	<b>CDU:</b>	FAIR	<b>Economic:</b>
<b>Exterior Walls:</b>	FRAME	<b>Amenities:</b>		<b>Cost &amp; Design:</b>	0	<b>% Good Ovr:</b>
<b>Masonry Trim:</b>	0	<b>Total Living Area:</b>	2,720	<b>% Complete:</b>	0	
<b>Color:</b>	NATURAL					

Basement		Adjustments	
<b>Basement:</b>	FULL	<b>Int vs Ext:</b>	SAME
<b>FBLA Size:</b>		<b>Cathedral Ceiling:</b>	
<b>Rec Rm Size:</b>		<b>Unfinished Area:</b>	
<b>Bsmt Gar:</b>		<b>Unheated Area:</b>	
<b>FBLA Type:</b>			
<b>Rec Rm Type:</b>			

Heating & Cooling		Fireplaces	Dwelling Computations		
Heat Type: BASIC		Stacks:	Base Price: 326,178	% Good: 38	
Fuel Type: GAS		Openings:	Plumbing: 11,110	% Good: 0	
System Type: WARM		Pre-Fab:	Basement: 0	Override: 0	
AIR			Heating: 0	Functional: 0	
Room Detail			Attic: 0	Economic: 0	
Bedrooms: 4		Full Baths: 2	Other Features: 0	% Complete: 0	
Family Rooms:		Half Baths:	Subtotal: 337,290	C&D Factor: 0	
Kitchens:		Extra Fixtures: 1	Ground Floor Area: 1,060	Adj Factor: 1.12	
Total Rooms: 12		Bath Type:	Total Living Area: 2,720	Additions: 43,500	
Kitchen Type:		Bath Remod: NO			
Kitchen Remod: NO					
<b>Dwelling Value: 192,900</b>					

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Condition
(No data rows present)								

**Comparable Sales Summary**

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
095101958	2022-05-31	260,000	2,901	TWO FAMILY	1900	B-
095101958	2023-11-17	300,000	2,901	TWO FAMILY	1900	B-
125250396	2022-11-04	285,000	2,546	TWO FAMILY	1900	C
013420006	2023-10-06	285,000	2,998	TWO FAMILY	1916	C
081320191	2023-12-22	310,000	2,099	THREE FAMILY	1900	C

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