

COMMERCIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 1244 BOSTON RD

Map ID: 016550232

Class: Small Retail And Service Stores
Under 10

Card: 1 of 1

Assessed Owner

General Information

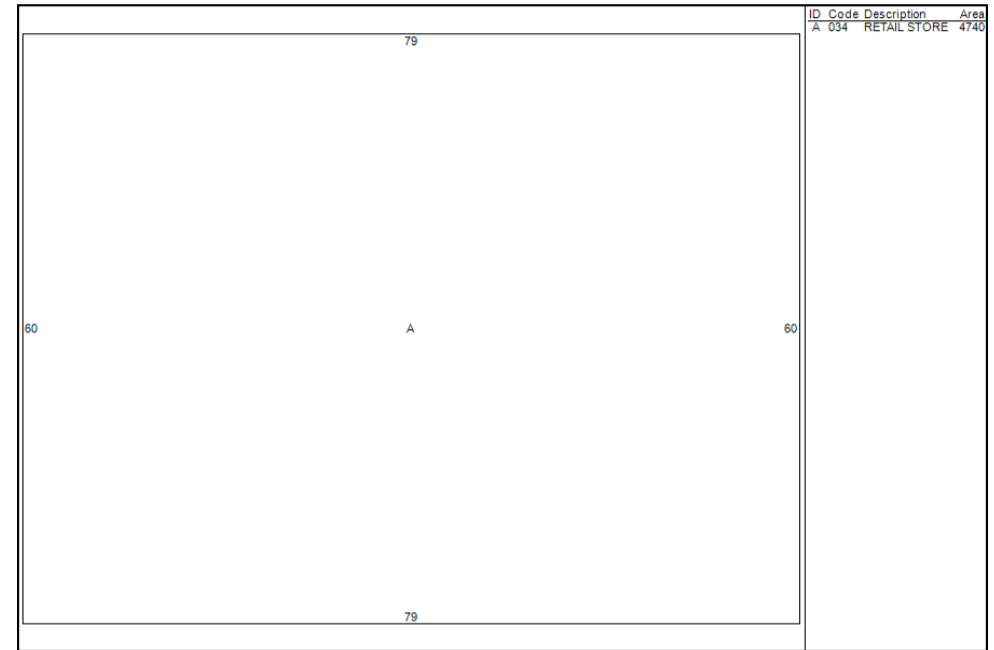
ROUTE 20 COLOR TILE LLC
1131 TOLLAND TURNPIKE
#260
MANCHESTER CT 06042

Living Units:
Neighborhood: 504
Alternate:
Zoning: SR1B1
Class: COMMERCIAL

Photo

Diagram

No photo available



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Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SF 44,663	LOCATION	-25	272,000

Total Acres: 1.0253

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	272,000	272,000	272,000	272,000	0
Building	210,200	210,200	210,600	210,200	0
Total	482,200	482,200	482,600	482,200	

Value Flag: INCOME APPROACH

Manual Override Reason:

Entrance Information

Permit Information

Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
1999-12-22	296,000	LAND + BLDG	SALE LEASED FEE	11045 / 0350		ROUTE 20 COLOR TILE LLC

Building Information

Building Other Features

Year Built/Eff Year:	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1970 /	1	LOAD DOCK,ST OR CONC		8	13		1
Building #: 1	1	STORE FRONT/WOOD FRAME		87	1		1
Structure Type: RETAIL SINGLE OCCUP							
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	100	4,740	278

Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
RETAIL STORE	14	Concrete Block	FIRE RESISTANT	NORMAL	HOT AIR	UNIT	NORMAL	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Value/RCNLD
1	4,740	RETAIL STORE	50		204,350

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Condition
1	PAVING ASPHALT PARKING	1975	1	6000	1	6,000		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
03	S	500	RETAIL	0	4,740	14.50	130	89,349

Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
15		0	75,947	20			15,189	15,189	60,758

Building Cost Detail - Building 1 of 1

Income Summary (Includes all Buildings on Parcel)

Total Gross Bldg Area	4,740	Total Net Income	60,758
Replace Cost New Less Depr	204,350	Capitalization Rate	0.1260
% Complete	100	Sub Total	482,210
# Identical Units	1	Residual Land Value	0
Econ Conditions Factor		Final Income Value	482,210
Final Building Value	204,350	Total Net Rent Area	4,740
Value per SF	43.11	Total Gross Building Area	4,740

FY 2022 data: property descriptions as of June 30, 2021, and values as of Jan 1, 2021