

COMMERCIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 471 COOLEY ST	Map ID: 031700186	Class: Automotive Gas Sales & Service	Card: 1 of 1	Tax year 2010
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Current Owner	General Information
HIBA LLC	Living Units
471 COOLEY ST	Neighborhood 505
SPRINGFIELD	Alternate Id
MA 01128	Vol/Pg
	District COS
	Zoning B1
	Class CI



Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	13,472			357,010
Total Acres: 0.3093				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	357,000	357,000	357,000	357,000	0
Building	181,000	181,000	188,300	181,000	0
Total	538,000	538,000	545,300	538,000	0

Value Flag INCOME APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2006-01-30	1,200,000	LAND + BLDG	15664/0115	HIBA LLC	JAVED & SOHAIL LLC
2004-01-14	475,000	LAND + BLDG	13900/0148	JAVED & SOHAIL LLC	CALABRESE LOUIS + ALICE E
1987-06-01	75,000	LAND + BLDG	06507/0533	GERICH GARDNER F	CELOTTO ANDREW A
1982-11-23	90,000	LAND + BLDG	05345/0059	GERICH, GARDNER F. & ANDREWA.	HOLWICK, ROBERT F.

Building Information	Building Other Features
Year Built/Eff Year 1962	Line Type +/- Meas1 Meas2 # Stops Ident Units
Building # 1	1 CANOPY RF-GOOD 24 44 1
Structure Type SERVICE STATION - FULL	1 CANOPY RF-GOOD 24 44 1
Identical Units 1	1 CANOPY RF-GOOD 24 44 1
Total Units	1 OVERHEAD DR-WOOD/MTL 10 10 2
Grade B	1 OVERHEAD DR-WOOD/MTL 10 10 2
# Covered Parking	1 OVERHEAD DR-WOOD/MTL 10 10 2
# Uncovered Parking	
DBA	
Total Gross Building Area 1,978	

Interior/Exterior Information												
Line	Level	From	- To	Int Fin	Area	Perim	Use	Type	Wall Height	Ext Walls	Construction	Heating
1	01	01	100	1288	148	SERVICE STN-CONV STORAGE	13	MASONRY+FRM	WOOD FRAME/JOIST/BEAM	HOT AIR		
2	01	01	100	690	76	SERVICE STN-CONV STORAGE	9	MASONRY+FRM	WOOD FRAME/JOIST/BEAM	HOT AIR		

Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	PAVING ASPHALT/CONCRETE	1970			1	11000	
2	TANK UNDERGROUND STEEL	1970			1	10000	

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NO VECTORS FOUND

Additional Property Photo

