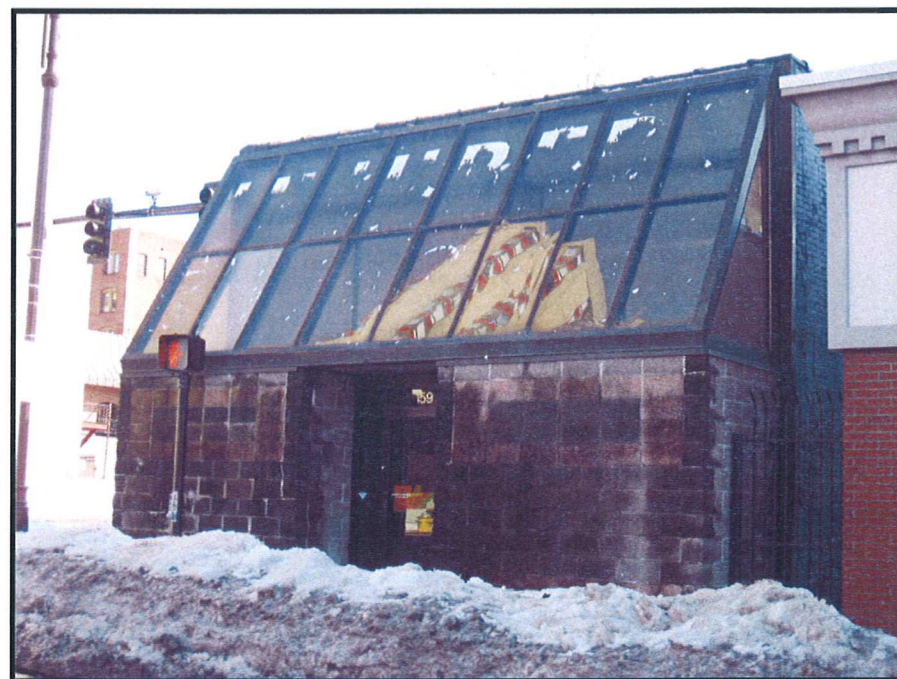


# A PUBLIC AUCTION



## 159 STATE STREET

- 2-STORY COMMERCIAL BUILDING
- ±6,550 S/F OF TOTAL AREA
- PARCEL ID: 11110-0632
- ZONED: BUSINESS C
- PUBLIC WATER & SEWER
- CONCRETE / STONE EXTERIOR
- FRONT & REAR ENTRANCE
- LAND AREA: ±3,645 S/F
- ASSESSED VALUE: \$104,300.00

### TERMS OF SALE

\$5,000.<sup>00</sup> DEPOSIT CERTIFIED CHECK, BANK CHECK OR MONEY ORDER.  
MADE PAYABLE TO THE CITY OF SPRINGFIELD.  
5% BUYERS PREMIUM APPLIES.  
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

## Aaron Posnik

AUCTIONEERS • APPRAISERS

★ LOCATED IN METRO CENTER  
NEIGHBORHOOD

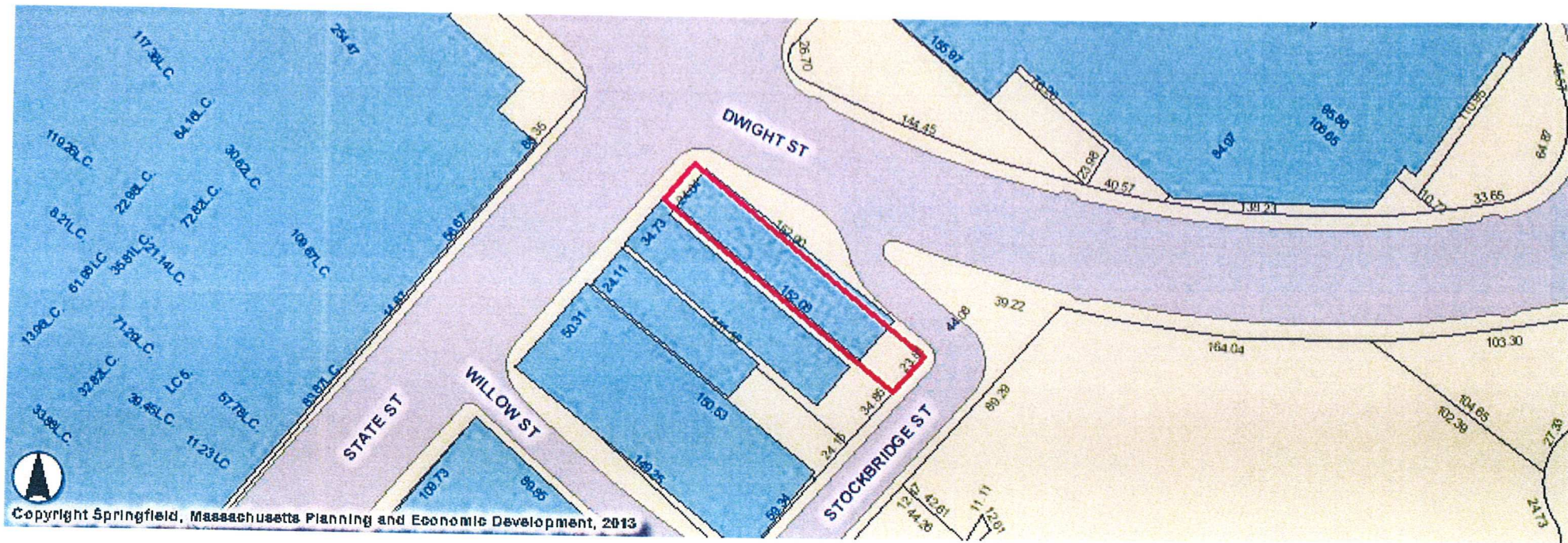
Corporate Office  
83 State Street  
Springfield, MA 01103  
413-733-5238 Fax 731-5946  
MA Auc. Lic. #161

Aaron Posnik & Co., Inc.  
Established 1932

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March 10, 2014  
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**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: 159 STATE ST</b>	<b>Map ID: 111100632</b>	Class: General Office	Card: 1 of 1	Tax year 2014
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<b>Current Owner</b> LYNCH KATHLEEN TRUSTEE  159 STATE ST  SPRINGFIELD MA 01103	<b>General Information</b> Living Units Neighborhood 201 Alternate Id Vol/Pg District COS Zoning B3 Class CI	
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<b>Land Information</b>				
Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT 3,645			65,500
Total Acres: 0.0837				

<b>Permit Information</b>				
Date Issued	Number	Price	Purpose	% Complete

<b>Assessment Information</b>					
	Assessed	Appraised	Cost	Income	Market
Land	65,500	65,500	65,500	0	0
Building	38,800	38,800	36,200	0	0
Total	104,300	104,300	101,700	104,300	0
Value Flag INCOME APPROACH					

<b>Sales / Ownership History</b>					
<b>Transfer Date</b>	<b>Price</b>	<b>Type</b>	<b>Deed Reference</b>	<b>Grantee</b>	<b>Grantor</b>
2000-08-31	0	LAND + BLDG	11321/0095	LYNCH KATHLEEN TRUSTEE	MORACE RONALD
1995-03-03	110,000	LAND + BLDG	09074/0311	MORACE RONALD R	ROME ANDREW TODD & ROME AUDREY
1989-08-01	255,000	LAND + BLDG	07231/0059	ROME ANDREW TODD & AUDREY L	VANAMSTERDAM JOHN C & COREEN M
1986-08-11	177,500	LAND + BLDG	06185/0471	VAN AMSTERDAM JOHN C + COREEN	DEL PADRE LOUIS L
1984-09-06	80,000	LAND + BLDG	05679/0287	DEL PADRE LOUIS L	ZAREFSKY ABRAHAM I + MARION L



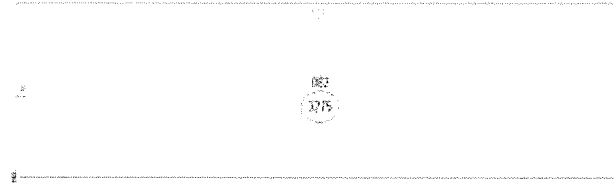
Situs: 159 STATE ST

Map ID: 111100632

Class: General Office

Card: 1 of 1

Tax year 2014



159  
STATE  
ST

Additional Property Photo

