

# A PUBLIC AUCTION



TO BE SOLD IN ITS ENTIRETY

## 23 BENHAM STREET

- SINGLE FAMILY RANCH STYLE HOME
- (3) ROOMS W/ (1) BEDROOM & (1) BATH
- ±688 S/F OF TOTAL LIVING AREA
- PARCEL ID: 01260-0016
- LAND AREA: ±18,310 S/F
- ZONED: RESIDENCE A

### 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.

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

## Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.  
Established 1932

• [www.posnik.com](http://www.posnik.com) • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: [info@posnik.com](mailto:info@posnik.com) •

## ES BENHAM STREET

- ASSESSED VALUE: \$94,700.00
- STEAM HEAT
- FULL BASEMENT
- VACANT RESIDENTIAL LOT
- PARCEL ID: 01260-0020
- LAND AREA: ±3,410 S/F
- ZONED: RESIDENCE A
- ASSESSED VALUE: \$1,500.00

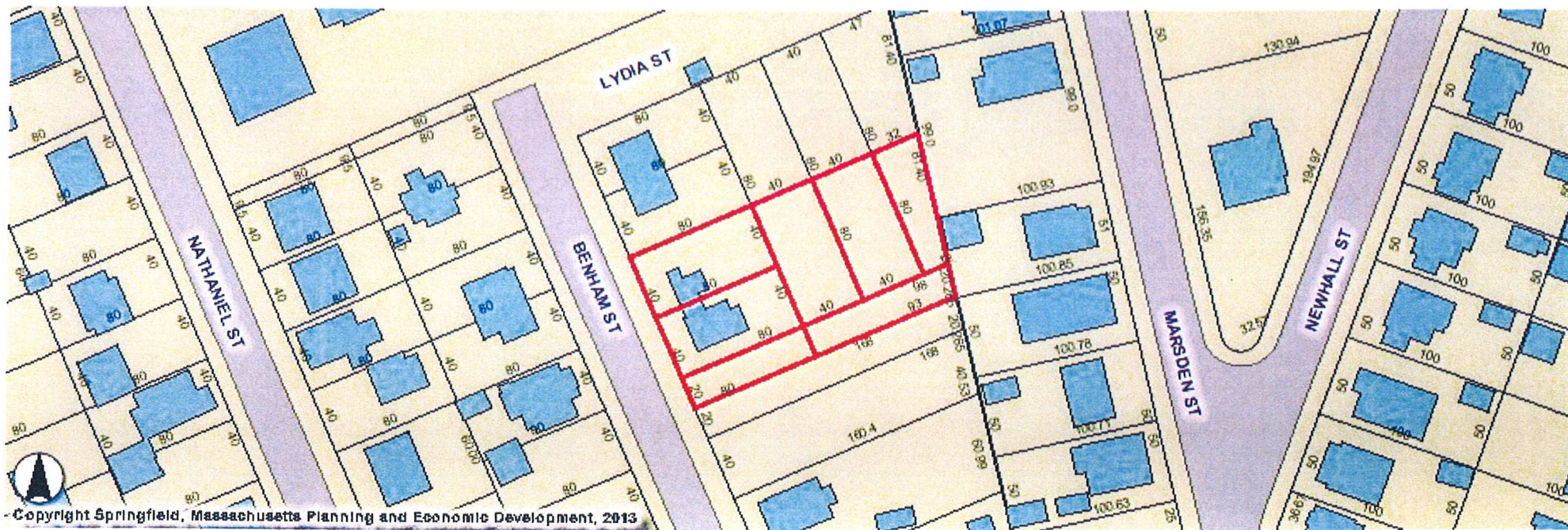
★ LOCATED IN PINE POINT NEIGHBORHOOD

Branch Office  
P.O. Box 247  
Malvern (Philadelphia), PA 19355  
610-853-6655 Fax 853-6633  
PA Auc. Lic. #AY000241L



# ASSESSORS MAP

March 10, 2014  
Generated from the web ([www.springfieldplanning.org](http://www.springfieldplanning.org))



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**RESIDENTIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: 23 BENHAM ST</b>	<b>Map ID: 012600016</b>	Class: Single Family Residence	Card: 1 of 1	Tax year 2014
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**Current Owner**  
 TANSKI STEVEN M  
  
 23 BENHAM ST  
  
 SPRINGFIELD  
 MA 01109

**General Information**

Living Units	1
Neighborhood	116
Alternate Id	
Vol/Pg	
District	COS
Zoning	R1
Class	RESIDENTIAL

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**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY	7,500			26,150
RESIDUAL SQUARE FOOT	10,810			4,650
Total Acres: 0.4203				

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	30,800	30,800	30,800	0	30,800
Building	60,600	63,900	49,300	0	63,900
Total	91,400	94,700	80,100	0	94,700

Value Flag MARKET APPROACH

**Sales / Ownership History**

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2000-02-17	45,501	LAND + BLDG	11098/0355	TANSKI STEVEN M	SECRETARY OF HOUSING AND URBAN
1999-10-28	0	LAND + BLDG	10979/0084	SECRETARY OF HOUSING AND URBAN	NORWEST MORTGAGE INC
1999-10-05	57,385	LAND + BLDG	10952/0403	NORWEST MORTGAGE INC	NORWEST MORTGAGE INC
1995-12-08	49,000	LAND + BLDG	09332/44	BRAILEY ARCHIE JR	JASPER INC
1995-11-09	0	LAND + BLDG	09303/0408	JASPER INC	KITTREDGE CHARLES
1995-09-22	30,000	LAND + BLDG	09256/0475	KITTREDGE CHARLES	PEOPLES SAVINGS BANK
1994-06-08	0	LAND + BLDG	08853/0571	JASPER INC	KITTREDGE CHARLES

**Dwelling Information**

Style RANCH Year Built 1937  
 Story height 1.00 Eff Year Built 0  
 Attic NONE Ground Floor Area 688  
 Exterior Walls ALUM/VINYL Amenities  
 Masonary Trim Total Living Area 688  
 Color NATURAL

**Basement**

Basement FULL Car Bsmt Gar 0  
 FBLA Size FBLA Type  
 Rec Rm Size Rec Rm Type

**Heating & Cooling**

Heat Type BASIC Stacks 1  
 Fuel Type GAS Openings 1  
 System Type STEAM Pre-Fab 0

**Room Detail**

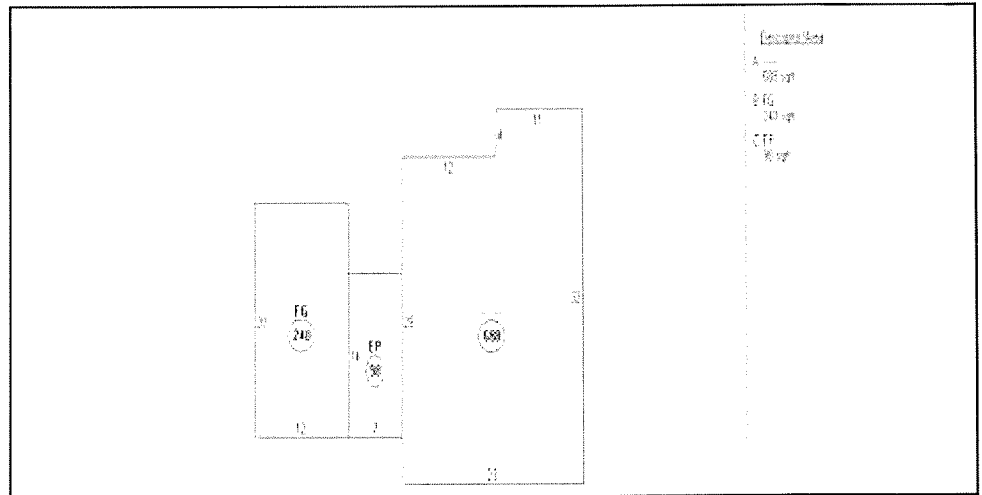
Bedrooms 1 Full Baths 1  
 Family Rooms 0 Half Baths 0  
 Kitchens Extra Fixtures 1  
 Total Rooms 3  
 Kitchen Type Bath Type  
 Kitchen Remod NO Bath Remod NO

**Adjustments**

Int vs Ext SAME Unfinished Area 0  
 Cathedral Ceiling Unheated

**Grade & Depreciation**

Grade C Market Adj 0.00  
 Condition FAIR Functional  
 CDU FAIR Economic  
 Cost & Design % Good Ovr  
 % Complete



**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
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**Comparable Sales Summary**

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
096700041	2011-11-01	108,500	912	3	1952	C
107250161	2011-12-01	125,000	936	3	1955	C
107850005	2012-04-24	75,000	1,026	3	1958	C
059600029	2012-08-22	99,000	936	3	1955	C
059600031	2012-08-30	125,000	966	3	1955	C





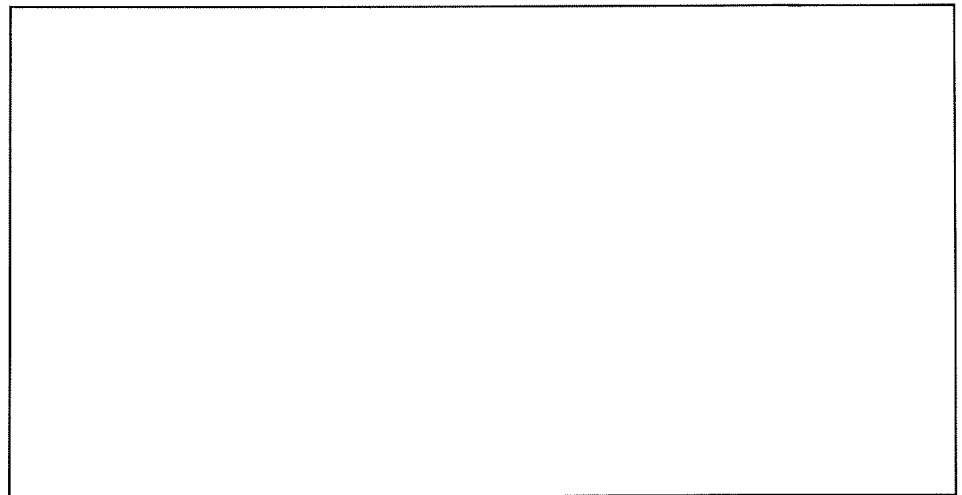
**RESIDENTIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: BENHAM ST</b>	<b>Map ID: 012600020</b>	Class: Vacant Land - Undevelopable	Card: 1 of 1	Tax year 2014
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**Current Owner**  
 HALL LILLIAN J  
  
 36 COURT STREET  
  
 SPRINGFIELD  
 MA 01103

**General Information**  
 Living Units  
 Neighborhood 116  
 Alternate Id  
 Vol/Pg  
 District COS  
 Zoning R1  
 Class RESIDENTIAL



**Land Information**  
 Type Size Influence Factors Influence % Value  
 RESIDUAL SQUARE FOOT 3,410 1,470  
 Total Acres: 0.0783

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

<b>Assessment Information</b>					
	Assessed	Appraised	Cost	Income	Market
Land	1,500	1,500	1,500	0	0
Building	0	0	0	0	0
Total	1,500	1,500	1,500	0	0

Value Flag COST APPROACH

<b>Sales / Ownership History</b>					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor

<b>Dwelling Information</b>	
Style	Year Built
Story height	Eff Year Built
Attic	Ground Floor Area
Exterior Walls	Amenities
Masonry Trim Color	Total Living Area
<b>Basement</b>	
Basement	Car Bsmt Gar
FBLA Size	FBLA Type
Rec Rm Size	Rec Rm Type
<b>Heating &amp; Cooling</b>	
Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab
<b>Room Detail</b>	
Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod
<b>Adjustments</b>	
Int vs Ext	Unfinished Area
Cathedral Ceiling	Unheated
<b>Grade &amp; Depreciation</b>	
Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design	% Good Ovr
% Complete	

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Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade