

# A PUBLIC AUCTION



## 241 MAIN STREET, INDIAN ORCHARD

- 4-UNIT MIXED USE APARTMENT BUILDING W/ (2) RETAIL SPACES
- ±8,485 S/F OF TOTAL LIVING AREA
- PARCEL ID: 08132-0258
- ZONED: BUSINESS A
- (12) BEDROOMS & (2) BATHS
- REAR PORCHES
- LAND AREA: ±7,900 S/F
- ASSESSED VALUE: \$235,600.00

### 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 INDIAN ORCHARD  
NEIGHBORHOOD

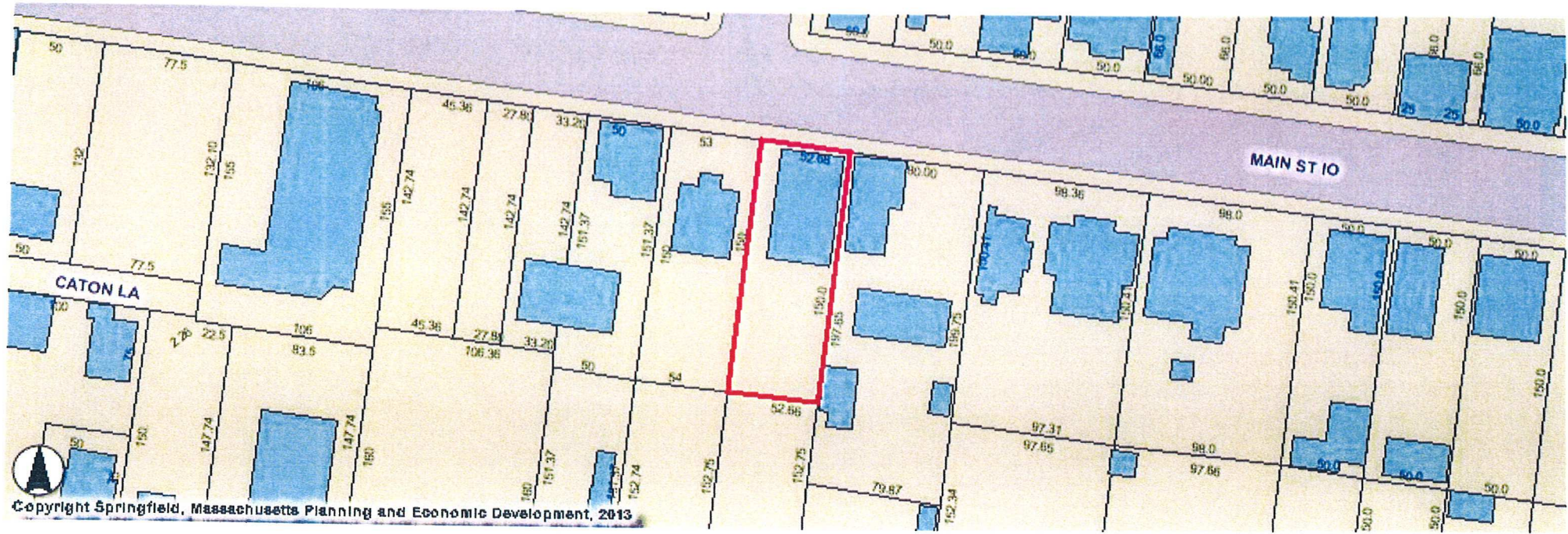
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**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: 241 MAIN ST IO</b>	<b>Map ID: 081320258</b>	Class:	Card: 1 of 1	Tax year 2014
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<b>Current Owner</b>
SPRINGFIELD CITY OF

<b>General Information</b>	
Living Units	4
Neighborhood	304
Alternate Id	
Vol/Pg	
District	COS
Zoning	B1
Class	EXEMPT



<b>Land Information</b>				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	7,904			35,810
Total Acres: 0.1815				

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

<b>Assessment Information</b>					
	Assessed	Appraised	Cost	Income	Market
Land	35,800	35,800	35,800	0	0
Building	189,900	199,800	172,400	0	0
Total	225,700	235,600	208,200	235,600	
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>
2008-08-19	0	LAND + BLDG	17436/0419	SPRINGFIELD CITY OF	SMITH SIMON
2002-12-11	80,000	LAND + BLDG	12787/0373	SMITH SIMON	PALATINO JOSE & MARIA C

<b>Building Information</b>	<b>Building Other Features</b>				
Year Built/Eff Year 1925	Line	Type	+/-	Meas1	Meas2 # Stops Ident Units
Building # 1	2	PORCH, OPEN	216	1	1
Structure Type APARTMENTS - GARDEN	2	PORCH, OPEN	216	1	1
Identical Units 1	2	PORCH, OPEN	216	1	1
Total Units 4	2	PORCH, OPEN	216	1	1
Grade C	2	PORCH, OPEN	216	1	1
# Covered Parking	2	PORCH, OPEN	216	1	1
# Uncovered Parking	2	PORCH, OPEN	216	1	1
DBA	3	PORCH, ENCLOSED UPPER	216	1	2
Total Gross Building Area 8,488	3	PORCH, ENCLOSED UPPER	216	1	2
	3	PORCH, ENCLOSED UPPER	216	1	2
	3	PORCH, ENCLOSED UPPER	216	1	2
	3	PORCH, ENCLOSED UPPER	216	1	2
	3	PORCH, ENCLOSED UPPER	216	1	2
	3	PORCH, ENCLOSED UPPER	216	1	2

<b>Interior/Exterior Information</b>											
Line	Level	From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Heating
1	B1		B1	0	2088	188	SUPPORT AREA	8		WOOD FRAME/JOIST/BEAM	NONE
2	01		01	100	2048	194	MULTI-USE RETAIL	10	BRICK	WOOD FRAME/JOIST/BEAM	HW/STEAM
3	02		03	100	4352	204	APARTMENT	10	BRICK	WOOD FRAME/JOIST/BEAM	HW/STEAM

<b>Outbuilding Data</b>									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade		

Situs: 241 MAIN ST IO

Map ID: 081320258

Class:

Card: 1 of 1

Tax year 2014

[View Record](#)

**Additional Property Photo**

