

# A PUBLIC AUCTION



## 24 ELMWOOD STREET

- 2-STORY TWO FAMILY HOUSE
- ±1,835 S/F OF TOTAL LIVING AREA
- PARCEL ID: 04590-0010
- ZONED: BUSINESS B
- FIREPLACE
- (10) ROOMS W/ (4) BEDROOMS & (2) BATHS
- STEAM HEAT
- ALUMINUM / VINYL SIDING
- LAND AREA: ±3,732 S/F
- ASSESSED VALUE: \$43,800.00

### 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

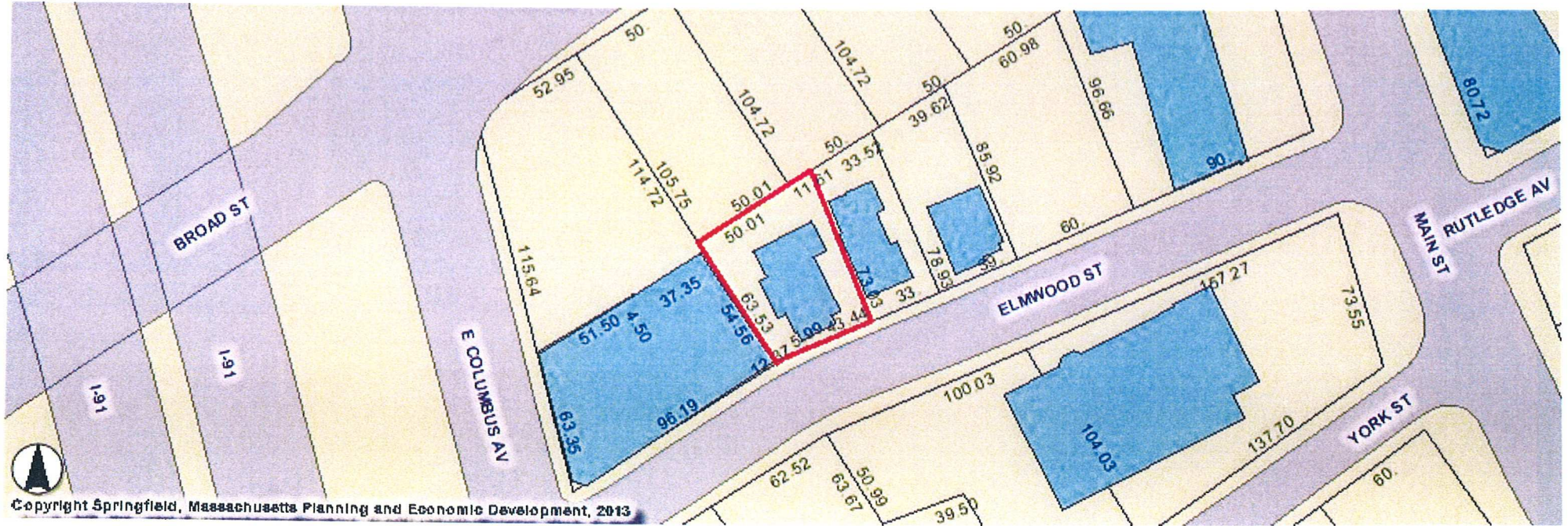
★ LOCATED IN SOUTH END NEIGHBORHOOD

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**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: 24 ELMWOOD ST</b>	<b>Map ID: 045900010</b>	Class:	Card: 1 of 1	Tax year 2014
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**Current Owner**  
 SPRINGFIELD CITY OF  
  
 36 COURT ST  
  
 SPRINGFIELD  
 MA 01103

**General Information**

Living Units	2
Neighborhood	126
Alternate Id	
Vol/Pg	
District	COS
Zoning	B2
Class	EXEMPT



**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	3,732			16,240
Total Acres: 0.0857				

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	16,200	16,200	16,200	0	16,200
Building	27,600	27,600	25,000	0	27,600
Total	43,800	43,800	41,200	0	43,800

Value Flag MARKET APPROACH

**Sales / Ownership History**

Transfer Date	Price Type	Deed Reference	Grantee	Grantor
2012-09-27	0	LAND + BLDG 19465/306	SPRINGFIELD CITY OF	GAGLIARDUCCI KATHERINE
1987-01-06	1	LAND + BLDG 06354/24	GAGLIARDUCCI KATHERINE	CARDAROPOLI ALPHONSO
1984-11-06	0	LAND + BLDG 05712/0115	CARDAROPOLI ALPHONSE + JENNIE	CARDAROPOLI ALPHONSE + JENNIE

Situs: 24 ELMWOOD ST

Map ID: 045900010

Class:

Card: 1 of 1

Tax year 2014

**Building Information**

Year Built/Eff Year  
Building #  
Structure Type  
Identical Units  
Total Units  
Grade  
# Covered Parking  
# Uncovered Parking  
DBA  
Total Gross Building Area

**Building Other Features**

Line    Type    +/-    Meas1    Meas2    # Stops    Ident Units

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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**Interior/Exterior Information**

Line    Level From    - To    Int Fin    Area    Perim    Use Type    Wall Height    Ext Walls    Construction    Heating

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
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**Outbuilding Data**