

A PUBLIC AUCTION



26-28 TERRENCE STREET

- 2-STORY TWO FAMILY HOUSE
- ±4,121 S/F OF TOTAL LIVING AREA
- PARCEL ID: 11465-0006
- ZONED: RESIDENCE B
- (12) ROOMS W/ (6) BEDROOMS & (2) BATHS
- FRONT PORCH
- LAND AREA: ±7,670 S/F
- ASSESSED VALUE: **\$57,200.00**

TERMS OF SALE

\$5,000.⁰⁰ 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 OLD HILL NEIGHBORHOOD

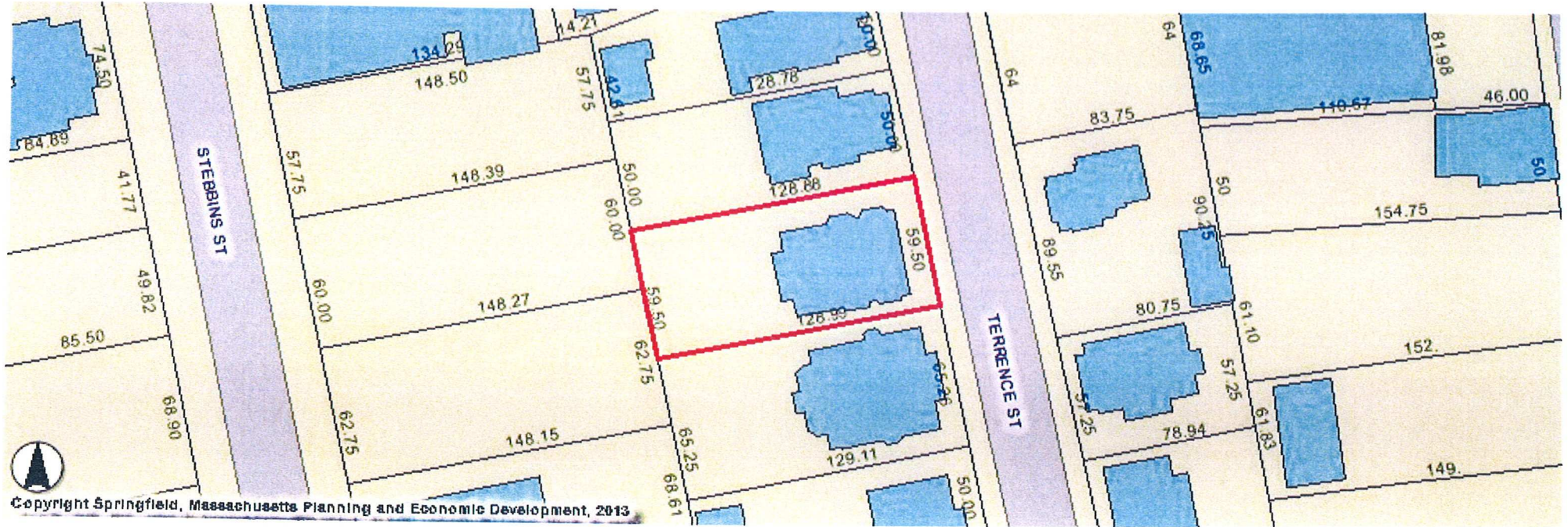
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COMMERCIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 26 28 TERRENCE ST	Map ID: 114650006	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	123
Alternate Id	
Vol/Pg	
District	COS
Zoning	R2
Class	EXEMPT



Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	7,670			18,060
Total Acres: 0.1761				

Permit Information

Date Issued	Number	Price	Purpose	% Complete
2011-07-26	804675	30000	OTHER REPLACEMENT WINDOWS & SIDING, DOOR, ETC	ABA

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	18,100	18,100	18,100	0	18,100
Building	39,100	39,100	40,700	0	39,100
Total	57,200	57,200	58,800	0	57,200

Value Flag MARKET APPROACH

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2011-06-20	0	LAND + BLDG	18812/162	SPRINGFIELD CITY OF	SHAPOVLOV DMITRIY
2008-06-26	26,000	LAND + BLDG	17365/0173	SHAPOVLOV DMITRIY	GMAC MORTGAGE LLC
2008-04-23	64,600	LAND + BLDG	17259/297	GMAC MORTGAGE LLC	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
1999-12-30	72,000	LAND + BLDG	11055/0533	NICHOLS COLETTE L & SHIRLEY F	BEAUMIER DONNA L
1999-06-21	12,500	LAND + BLDG	10813/0332	BEAUMIER DONNA L TRUSTEE	FAMILY BANK FSB

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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

Interior/Exterior Information

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

Outbuilding Data

Line Type Yr Blt Meas1 Meas2 Qty Area Grade