

A PUBLIC AUCTION



38 DEXTER STREET

- SINGLE FAMILY COLONIAL STYLE HOME
- ±1,916 S/F OF TOTAL LIVING AREA
- PARCEL ID: 03900-0008
- ZONED: RESIDENCE B
- (7) ROOMS W/ (3) BEDROOMS & (1) BATH
- FRONT PORCH
- LAND AREA: ±6,160 S/F
- ASSESSED VALUE: \$56,800.00

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

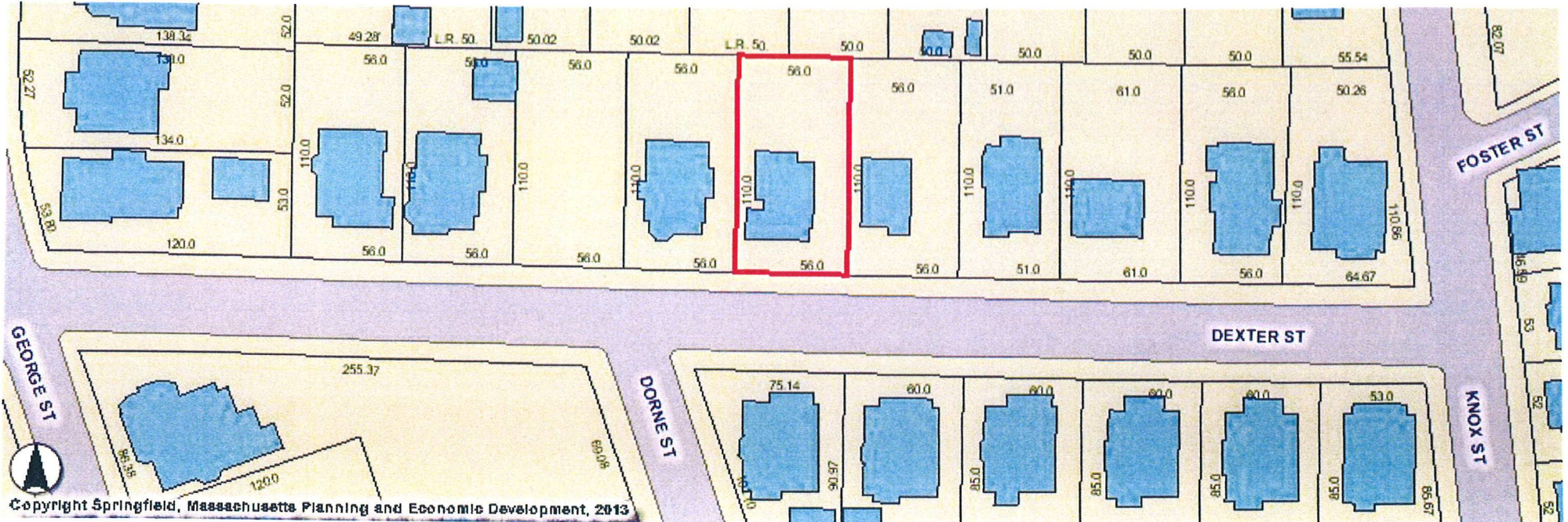
★ LOCATED IN SIX CORNERS NEIGHBORHOOD

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COMMERCIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 38 DEXTER ST	Map ID: 039000008	Class:	Card: 1 of 1	Tax year 2014
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Current Owner
SPRINGFIELD CITY OF

General Information	
Living Units	1
Neighborhood	124
Alternate Id	
Vol/Pg	
District	COS
Zoning	R2
Class	EXEMPT



Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	6,160			17,630
Total Acres: 0.1414				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	17,600	17,600	17,600	0	17,600
Building	39,200	39,200	32,500	0	39,200
Total	56,800	56,800	50,100	0	56,800
Value Flag MARKET APPROACH					

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2010-12-02	0		18571/17	SPRINGFIELD CITY OF	PERRY RUSSELL D
1986-10-02	23,000	LAND + BLDG	06245/0141	PERRY RUSSELL D	MCLAURIN THOMAS E & LUCY S

Situs: 38 DEXTER ST

Map ID: 039000008

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

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