

A PUBLIC AUCTION



42 IRVINGTON STREET

- SINGLE FAMILY COLONIAL STYLE HOME
- ±1,800 S/F OF TOTAL LIVING AREA
- PARCEL ID: 06975-0008
- ZONED: RESIDENCE A
- FIREPLACE
- (7) ROOMS W/ (4) BEDROOMS & (1½) BATHS
- DETACHED GARAGE
- LAND AREA: ±5,000 S/F
- ASSESSED VALUE: \$172,600.00

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 FOREST PARK
NEIGHBORHOOD

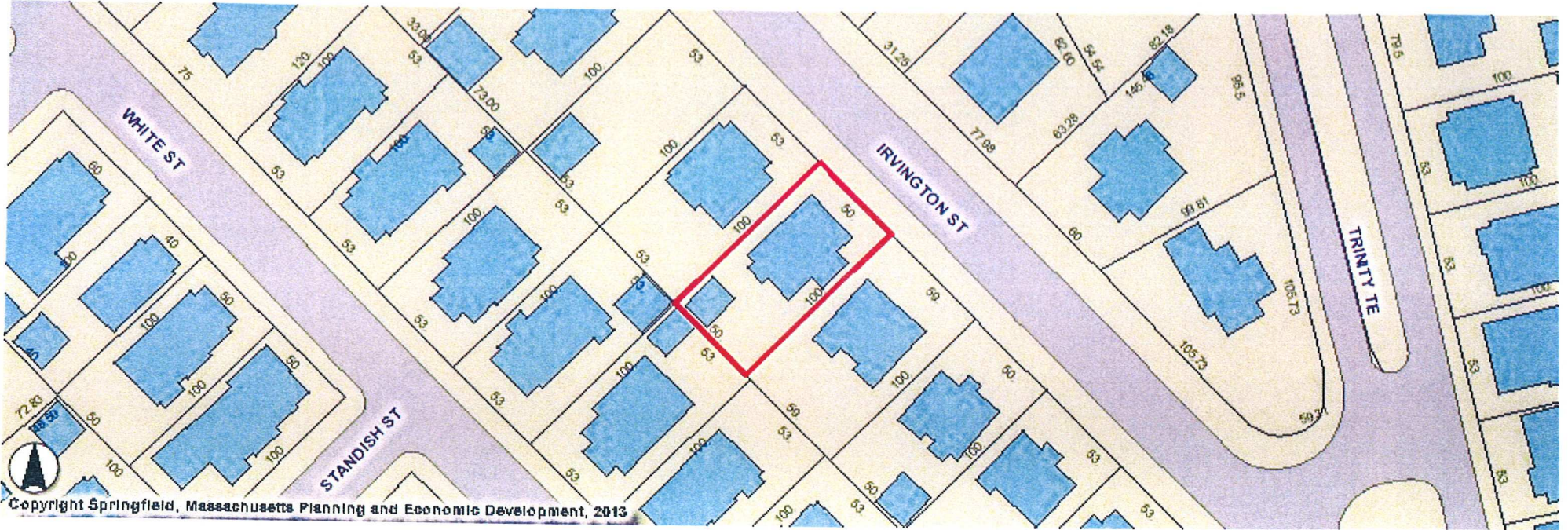
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COMMERCIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 42 IRVINGTON ST	Map ID: 069750008	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	1
Neighborhood	131
Alternate Id	
Vol/Pg	
District	COS
Zoning	R1
Class	EXEMPT



Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT 5,000			31,320
Total Acres: 0.1148				

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	31,300	31,300	31,300	0	31,300
Building	141,300	141,300	141,400	0	141,300
Total	172,600	172,600	172,700	0	172,600

Value Flag MARKET APPROACH

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2012-02-15	0	LAND + BLDG	19122/266	SPRINGFIELD CITY OF	DUDLEY ERNEST J

Situs: 42 IRVINGTON ST	Map ID: 069750008	Class:	Card: 1 of 1	Tax year 2014
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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			