

A PUBLIC AUCTION



46 WELLESLEY STREET

- 2-STORY TWO FAMILY HOUSE
- ±2,165 S/F OF TOTAL LIVING AREA
- PARCEL ID: 12105-0008
- ZONED: RESIDENCE A
- FULL BASEMENT
- (8) ROOMS W/ (4) BEDROOMS & (1½) BATHS
- OIL- STEAM HEAT
- DETACHED GARAGE ➤ FIREPLACE
- LAND AREA: ±7,520 S/F
- ASSESSED VALUE: **\$81,100.00**

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 MCKNIGHT NATIONAL REGISTER DISTRICT

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Aaron Posnik & Co., Inc.
Established 1932

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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 46 WELLESLEY ST	Map ID: 121050008	Class: Two-Family	Card: 1 of 1	Tax year 2014
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Current Owner
 PEREZ GILBERTO

 46 WELLESLEY ST

 SPRINGFIELD
 MA 01109

General Information

Living Units	2
Neighborhood	114
Alternate Id	
Vol/Pg	
District	COS
Zoning	R1
Class	RESIDENTIAL



Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	7,519			20,000
Total Acres: 0.1726				

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	20,000	20,000	20,000	0	20,000
Building	59,800	61,100	67,000	0	61,100
Total	79,800	81,100	87,000	0	81,100

Value Flag MARKET APPROACH

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2010-09-15	31,500	LAND + BLDG	18457/390	PEREZ GILBERTO	SPRINGFIELD CITY OF
2010-02-03	0		18175/43	SPRINGFIELD CITY OF	HALLUMS HAMID R & RANZY
1994-07-13	0	LAND + BLDG	08886/0204	HILL RANZY	HALLUMS HAMID R
1993-12-21	0	LAND + BLDG	08682/103	HALLUMS HAMID R	HALLUMS WILLIE LEE

Dwelling Information

Style TWO FAMILY **Year Built** 1903
Story height 2.00 **Eff Year Built** 0
Attic UNFIN **Ground Floor Area** 1,008
Exterior Walls FRAME **Amenities**
Masonry Trim **Total Living Area** 2,168
Color TAN

Basement

Basement FULL **Car Bsmt Gar** 0
FBLA Size **FBLA Type**
Rec Rm Size **Rec Rm Type**

Heating & Cooling

Heat Type BASIC **Fireplaces**
Fuel Type OIL **Stacks** 1
System Type STEAM **Openings** 2
 Pre-Fab 0

Room Detail

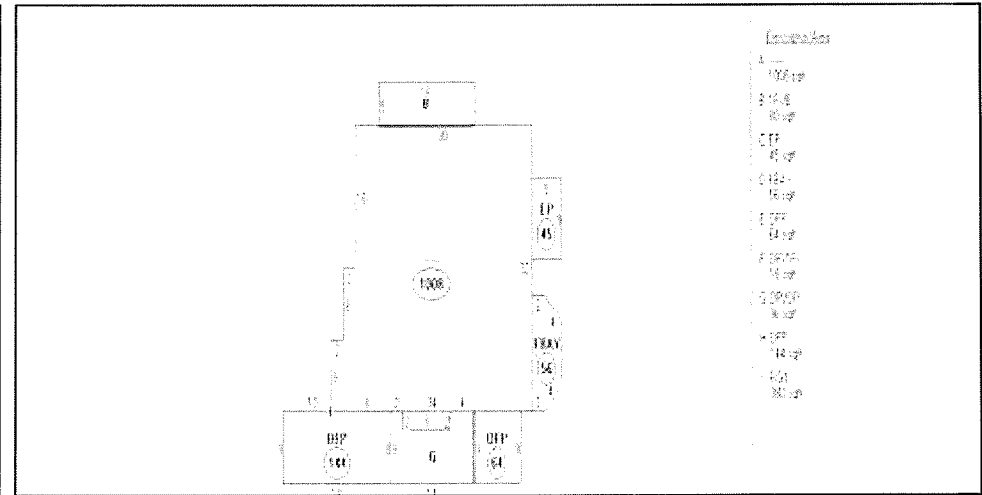
Bedrooms 4 **Full Baths** 1
Family Rooms 0 **Half Baths** 1
Kitchens **Extra Fixtures** 0
Total Rooms 8
Kitchen Type **Bath Type**
Kitchen Remod NO **Bath Remod** NO

Adjustments

Int vs Ext SAME **Unfinished Area** 0
Cathedral Ceiling **Unheated**

Grade & Depreciation

Grade C+ **Market Adj** 0.00
Condition FAIR **Functional**
CDU POOR **Economic**
Cost & Design **% Good Ovr**
% Complete



Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1935	19	20	1.00	380	C

Comparable Sales Summary

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
090100033	2011-09-23	85,000	2,110	18	1917	C
120900012	2013-03-15	75,000	2,621	18	1910	C
053600084	2013-03-28	115,000	2,176	12	1988	C
010850006	2013-05-03	104,000	2,240	12	1989	C
010600002	2013-06-10	90,000	2,818	18	1924	C