

# A PUBLIC AUCTION



## 55 TYLER STREET

- SINGLE FAMILY OLD STYLE HOME
- ±1,540 S/F OF TOTAL LIVING AREA
- PARCEL ID: 11715-0130
- ZONED: RESIDENCE B
- FULL BASEMENT

- (8) ROOMS W/ (4) BEDROOMS & (2) BATHS
- OIL WARM AIR HEAT
- ALUMINUM / VINYL SIDING
- LAND AREA: ±2,680 S/F
- ASSESSED VALUE: **\$99,300.00**

### 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

Aaron Posnik & Co., Inc.  
Established 1932

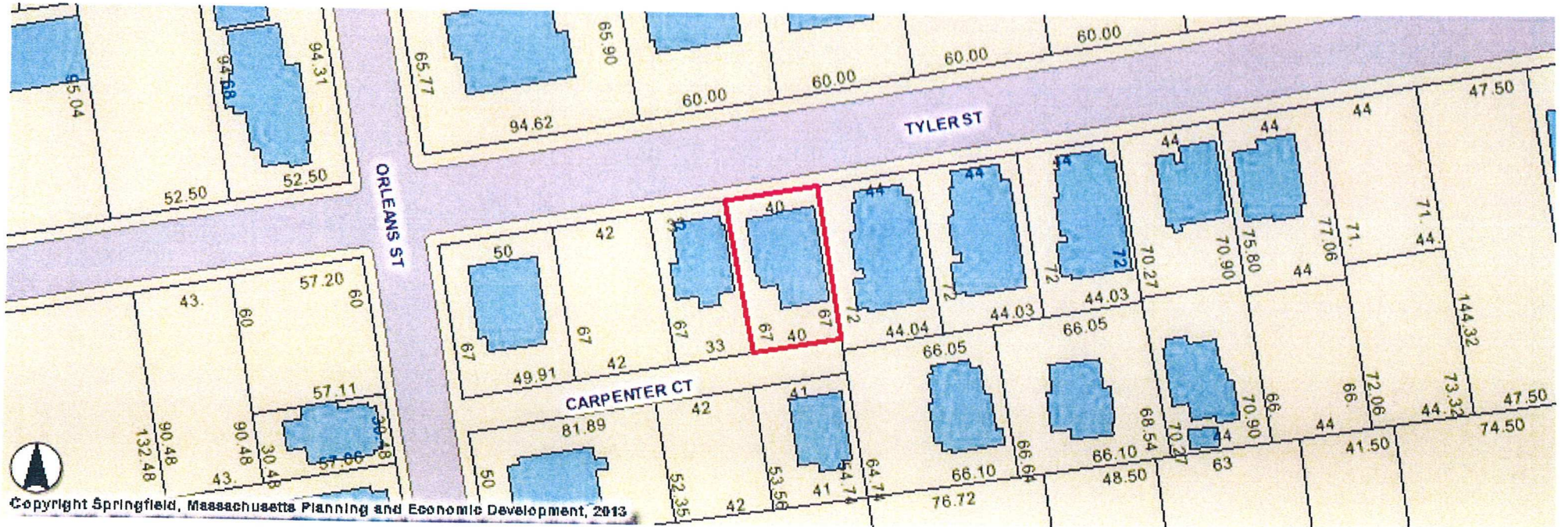
★ LOCATED IN OLD HILL NEIGHBORHOOD

Corporate Office  
83 State Street  
Springfield, MA 01103  
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March 10, 2014  
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**RESIDENTIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

**Situs: 55 TYLER ST**

**Map ID: 117150130**

Class: Single Family Residence

Card: 1 of 1

Tax year 2014

**Current Owner**  
 FANIEL JAMES H  
  
 55 TYLER ST  
  
 SPRINGFIELD  
 MA 01109

**General Information**  
 Living Units 1  
 Neighborhood 123  
 Alternate Id  
 Vol/Pg  
 District COS  
 Zoning R2  
 Class RESIDENTIAL



**Land Information**  
 Type Size Influence Factors Influence % Value  
 PRIMARY SQUARE FOOT 2,680 15,620  
 Total Acres: 0.0615

**Permit Information**  
 Date Issued Number Price Purpose % Complete

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	15,600	15,600	15,600	0	15,600
Building	80,100	83,700	91,900	0	83,700
Total	95,700	99,300	107,500	0	99,300

Value Flag MARKET APPROACH

**Sales / Ownership History**

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1999-08-02	12,000	LAND + BLDG	10873/0135	FANIEL JAMES H	HOLLAND NICHOLAS E
1992-08-28	0	LAND + BLDG	08153/0015	HOLLAND NICHOLAS E	FANIEL BESSIE L
1992-04-07	0	LAND + BLDG	08003/0385	FANIEL BESSIE L & JAMES	FANIEL BESSIE L
1980-10-23	0	LAND + BLDG	05015/0312	FANIEL, BESSIE L. & NAOMI M.H	HOLLAND, NAOMI M.
1980-10-23	0	LAND + BLDG	05015/0311	HOLLAND, NAOMI M.	FANIEL, WILLIE M.

**Dwelling Information**

**Style** OLD STYLE                      **Year Built** 1899  
**Story height** 2.00                      **Eff Year Built** 0  
**Attic** UNFIN                              **Ground Floor Area** 637  
**Exterior Walls** ALUM/VINYL              **Amenities**  
**Masonry Trim**                          **Total Living Area** 1,538  
**Color** BROWN

**Basement**

**Basement** FULL                          **Car Bsmt Gar** 0  
**FBLA Size**                                  **FBLA Type**  
**Rec Rm Size**                                **Rec Rm Type**  
**Heating & Cooling**                          **Fireplaces**  
**Heat Type** BASIC                              **Stacks** 0  
**Fuel Type** OIL                                  **Openings** 0  
**System Type** WARM AIR                      **Pre-Fab** 0

**Room Detail**

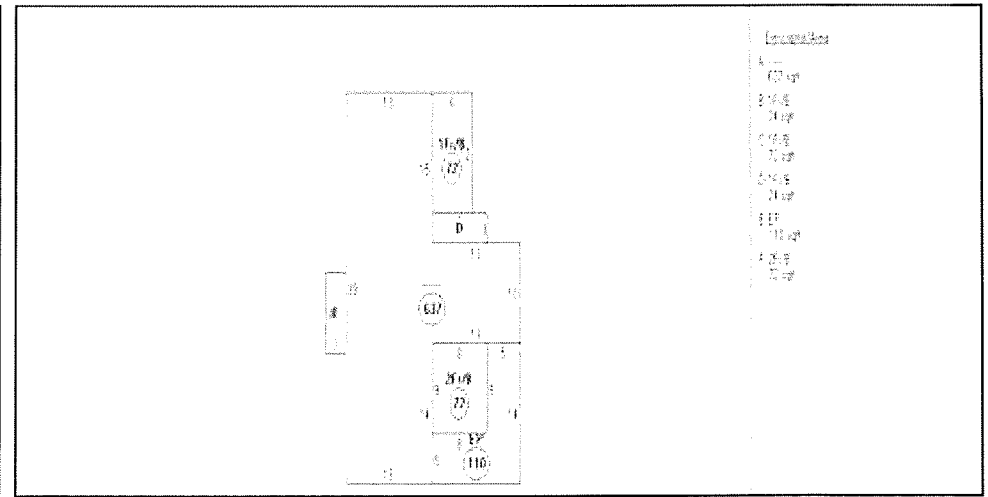
**Bedrooms** 4                                  **Full Baths** 2  
**Family Rooms** 0                              **Half Baths** 0  
**Kitchens**                                      **Extra Fixtures** 0  
**Total Rooms** 8  
**Kitchen Type**                                  **Bath Type**  
**Kitchen Remod** NO                              **Bath Remod** YES

**Adjustments**

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

**Grade & Depreciation**

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



**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
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**Comparable Sales Summary**

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
043250059	2011-08-31	55,000	1,023	8	1912	C
117150123	2011-09-12	37,000	1,329	5	1921	C
030700027	2011-11-29	70,000	1,186	5	1911	C
100150118	2012-03-09	41,000	1,976	5	1898	C
034000007	2012-06-27	79,500	1,416	8	1923	C