

# A PUBLIC AUCTION



## 76 ROCHELLE STREET

- SINGLE FAMILY OLD STYLE HOME
- ±1,665 S/F OF TOTAL LIVING AREA
- PARCEL ID: 10310-0015
- ZONED: RESIDENCE B
- FIREPLACE
- (9) ROOMS W/ (5) BEDROOMS & (1) BATH
- FORCED AIR HEAT
- FULL BASEMENT
- LAND AREA: ±4,400 S/F
- ASSESSED VALUE: \$109,300.00

#### 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

★ LOCATED IN UPPER HILL NEIGHBORHOOD

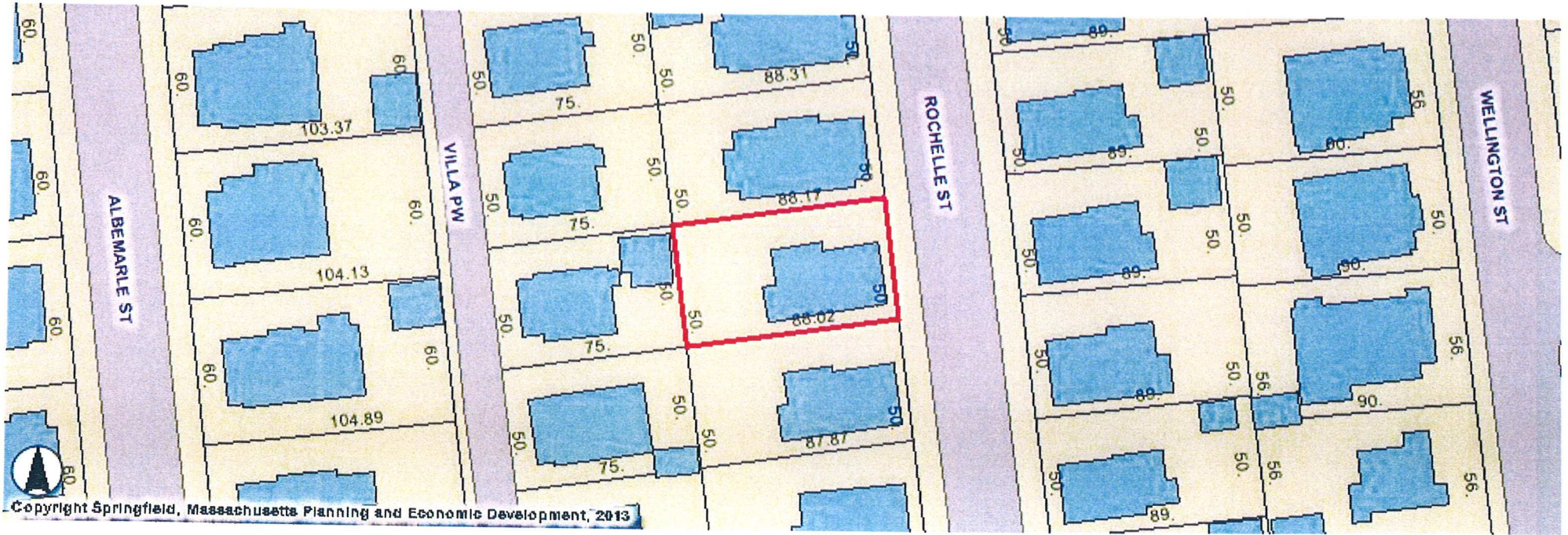
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Established 1932

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**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

|                              |                          |        |              |               |
|------------------------------|--------------------------|--------|--------------|---------------|
| <b>Situs: 76 ROCHELLE ST</b> | <b>Map ID: 103100015</b> | Class: | Card: 1 of 1 | Tax year 2014 |
|------------------------------|--------------------------|--------|--------------|---------------|

**Current Owner**  
 SPRINGFIELD CITY OF  
  
 36 COURT ST  
  
 SPRINGFIELD  
 MA 01103

**General Information**

|              |        |
|--------------|--------|
| Living Units | 1      |
| Neighborhood | 122    |
| Alternate Id |        |
| Vol/Pg       |        |
| District     | COS    |
| Zoning       | R2     |
| Class        | EXEMPT |



**Land Information**

|                     |                   |                   |             |        |
|---------------------|-------------------|-------------------|-------------|--------|
| Type                | Size              | Influence Factors | Influence % | Value  |
| PRIMARY             | SQUARE FOOT 4,404 |                   |             | 22,720 |
| Total Acres: 0.1011 |                   |                   |             |        |

**Permit Information**

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|-------|---------|------------|
|             |        |       |         |            |

**Assessment Information**

|              | Assessed       | Appraised      | Cost           | Income   | Market         |
|--------------|----------------|----------------|----------------|----------|----------------|
| Land         | 22,700         | 22,700         | 22,700         | 0        | 22,700         |
| Building     | 86,600         | 86,600         | 94,800         | 0        | 86,600         |
| <b>Total</b> | <b>109,300</b> | <b>109,300</b> | <b>117,500</b> | <b>0</b> | <b>109,300</b> |

Value Flag MARKET APPROACH

**Sales / Ownership History**

| Transfer Date | Price  | Type        | Deed Reference | Grantee                       | Grantor                        |
|---------------|--------|-------------|----------------|-------------------------------|--------------------------------|
| 2012-06-29    | 0      | LAND + BLDG | 19325/315      | SPRINGFIELD CITY OF           | WILSON LOLA                    |
| 2002-09-24    | 95,000 | LAND + BLDG | 12587/0569     | WILSON LOLA                   | GSR REALTY INC                 |
| 1999-02-02    | 50,000 | LAND + BLDG | 10636/0214     | GSR REALTY INC                | KITTREDGE GEORGE & SIDNEY AND  |
| 1990-03-05    | 0      | LAND + BLDG | 07402/0399     | C & G REALTY TRUST INC        | ZITOMER SANDRA M & CYNTHIA S K |
| 1989-11-07    | 0      | LAND + BLDG | 07315/0376     | ZITOMER SANDRA M & CYNTHIA SK | JACOBS DELLA M                 |
| 1988-06-02    | 0      | LAND + BLDG | 06855/0263     | WILLIAMS DELLA M              | WILLIAMS DELLA M + WILLIAM SR  |

|                             |
|-----------------------------|
| <b>Building Information</b> |
| Year Built/Eff Year         |
| Building #                  |
| Structure Type              |
| Identical Units             |
| Total Units                 |
| Grade                       |
| # Covered Parking           |
| # Uncovered Parking         |
| DBA                         |
| Total Gross Building Area   |

|                                |      |     |       |       |         |             |
|--------------------------------|------|-----|-------|-------|---------|-------------|
| <b>Building Other Features</b> |      |     |       |       |         |             |
| Line                           | Type | +/- | Meas1 | Meas2 | # Stops | Ident Units |

|                                      |            |      |         |      |       |          |             |           |              |         |
|--------------------------------------|------------|------|---------|------|-------|----------|-------------|-----------|--------------|---------|
| <b>Interior/Exterior Information</b> |            |      |         |      |       |          |             |           |              |         |
| Line                                 | Level From | - To | Int Fin | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Heating |

|                         |      |        |       |       |     |      |       |
|-------------------------|------|--------|-------|-------|-----|------|-------|
| <b>Outbuilding Data</b> |      |        |       |       |     |      |       |
| Line                    | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade |