

A PUBLIC AUCTION



84 WOODLAWN STREET

- SINGLE FAMILY OLD STYLE HOME
- ±1,545 S/F OF TOTAL LIVING AREA
- PARCEL ID: 12465-0015
- ZONED: RESIDENCE B
- STEAM HEAT

- (6) ROOMS W/ (3) BEDROOMS & (1) BATH
- FULL BASEMENT ➤ FIREPLACE
- DETACHED GARAGE
- LAND AREA: ±5,350 S/F
- ASSESSED VALUE: **\$114,500.00**

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

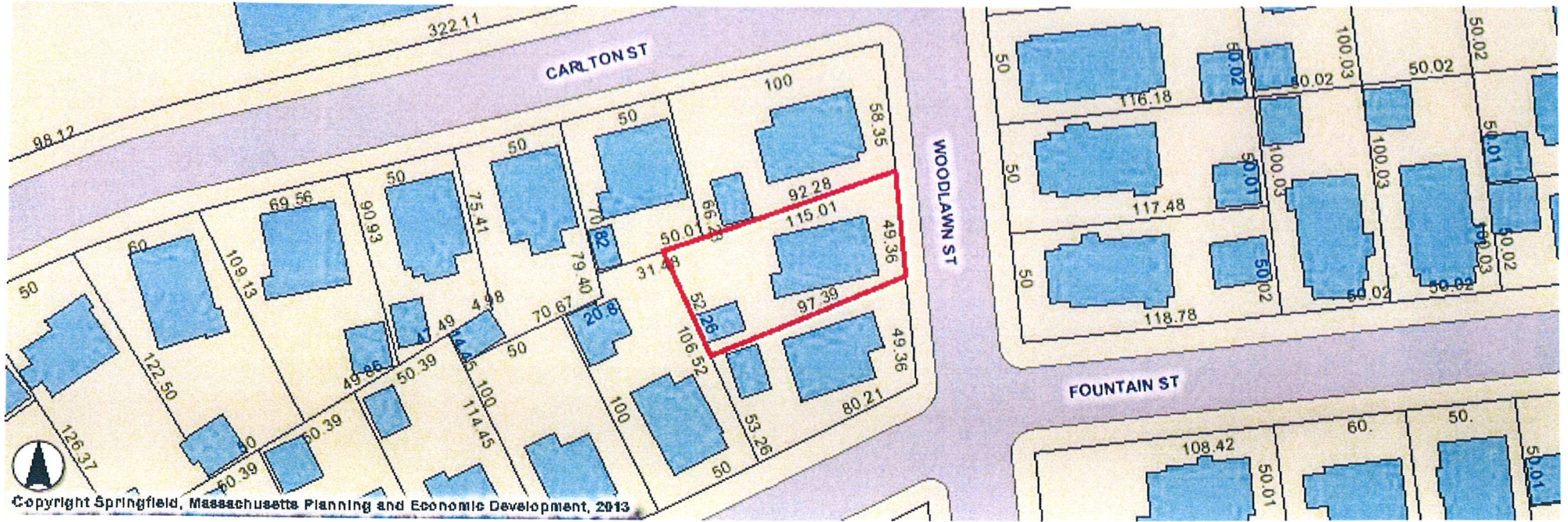
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Aaron Posnik & Co., Inc.
Established 1932

★ LOCATED IN FOREST PARK
NEIGHBORHOOD

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March 10, 2014
Generated from the web (www.springfieldplanning.org)



RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 84 WOODLAWN ST

Map ID: 124650015

Class: Single Family Residence

Card: 1 of 1

Tax year 2014

Current Owner
 BOOTHE DENISE

 84 WOODLAWN ST

 SPRINGFIELD
 MA 01108

General Information
 Living Units 1
 Neighborhood 131
 Alternate Id
 Vol/Pg
 District COS
 Zoning R2
 Class RESIDENTIAL



Land Information
 Type Size Influence Factors Influence % Value
 PRIMARY SQUARE FOOT 5,349 31,700
 Total Acres: 0.1228

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Assessment Information

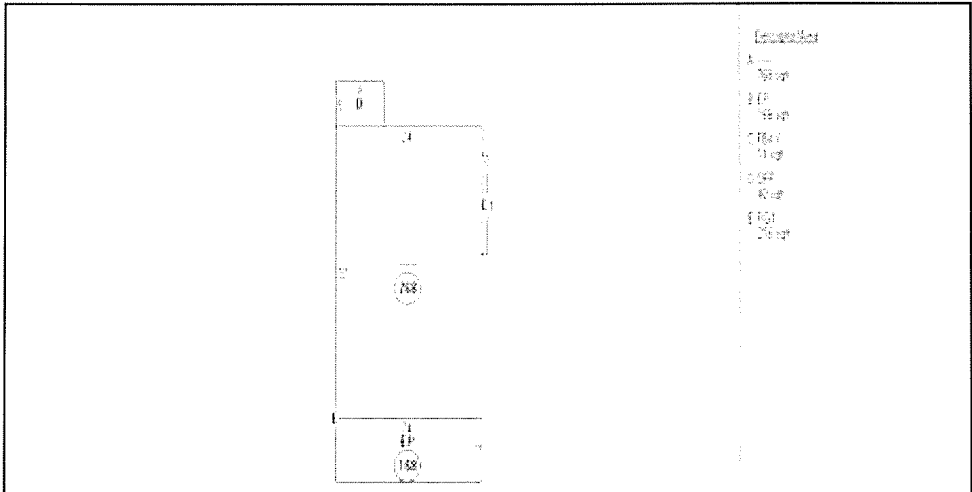
	Assessed	Appraised	Cost	Income	Market
Land	31,700	31,700	31,700	0	31,700
Building	80,200	82,800	92,800	0	82,800
Total	111,900	114,500	124,500	0	114,500

Value Flag MARKET APPROACH

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2005-05-31	159,800	LAND + BLDG	15060/0005	BOOTHE DENISE	HAVEN TERRI
1993-08-16	0	LAND + BLDG	08526/0241	MCCARTHY THERESA D	MCCARTHY JAMES F JR & THERESA
1987-07-30	96,500	LAND + BLDG	06576/0185	MCCARTHY JAMES F JR & THERESA	SAKAKEENY GEORGE M
1983-11-01	43,000	LAND + BLDG	05524/0319	SAKAKEENEY GEORGE M	FOLEY EDWARD J + BARBARA J

Dwelling Information	
Style	OLD STYLE
Year Built	1922
Story height	2.00
Eff Year Built	0
Attic	NONE
Ground Floor Area	768
Exterior Walls	ALUM/VINYL
Amenities	
Masonry Trim	Total Living Area 1,547
Color	BLUE
Basement	
Basement	FULL
Car Bsmt Gar	0
FBLA Size	FBLA Type
Rec Rm Size	Rec Rm Type
Heating & Cooling	
Heat Type	BASIC
Fuel Type	OIL
System Type	STEAM
Fireplaces	
Stacks	1
Openings	1
Pre-Fab	0
Room Detail	
Bedrooms	3
Full Baths	1
Family Rooms	0
Half Baths	0
Kitchens	0
Extra Fixtures	0
Total Rooms	6
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	AVERAGE
Functional	
CDU	AVERAGE
Economic	
Cost & Design	% Good Ovr
% Complete	



Outbuilding Data						
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area Grade
1	GARAGE - WD/CB	1922	12	18	1.00	216 D

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
007150007	2011-07-29	99,000	1,520	8	1920	C
040100096	2011-11-22	118,000	1,523	8	1925	C
040100107	2012-09-17	103,200	1,404	5	1923	C
122200099	2013-02-01	100,000	1,529	8	1919	C
053300048	2013-08-29	130,000	1,663	8	1921	C