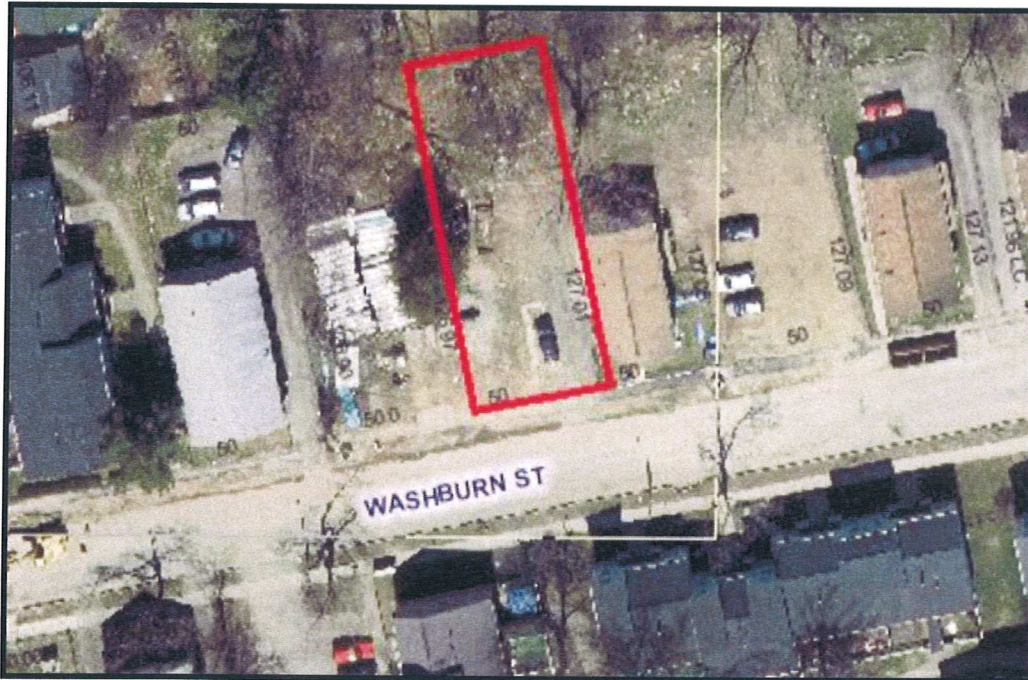


A PUBLIC AUCTION



NS WASHBURN STREET

- VACANT RESIDENTIAL LOT
- PARCEL ID: 12015-0021
- LAND AREA: **±6,350 S/F**
- ZONED: RESIDENCE A
- ASSESSED VALUE: **\$17,700.00**

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

Aaron Posnik & Co., Inc.
Established 1932

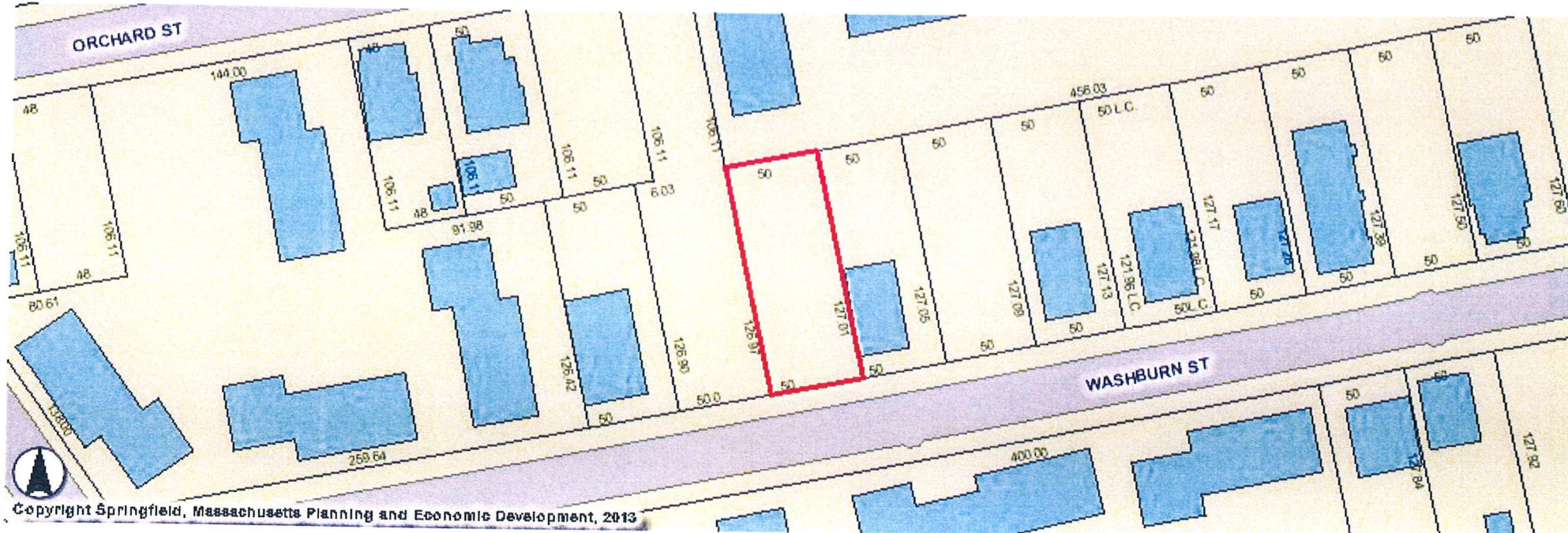
★ LOCATED IN BRIGHTWOOD
NEIGHBORHOOD

Corporate Office
83 State Street
Springfield, MA 01103
413-733-5238 Fax 731-5946
MA Auc. Lic. #161

Branch Office
P.O. Box 247
Malvern (Philadelphia), PA 19355
610-853-6655 Fax 853-6633
PA Auc. Lic. #AY000241L

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



RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: WASHBURN ST

Map ID: 120150021

Class: Vacant Land - Developable

Card: 1 of 1

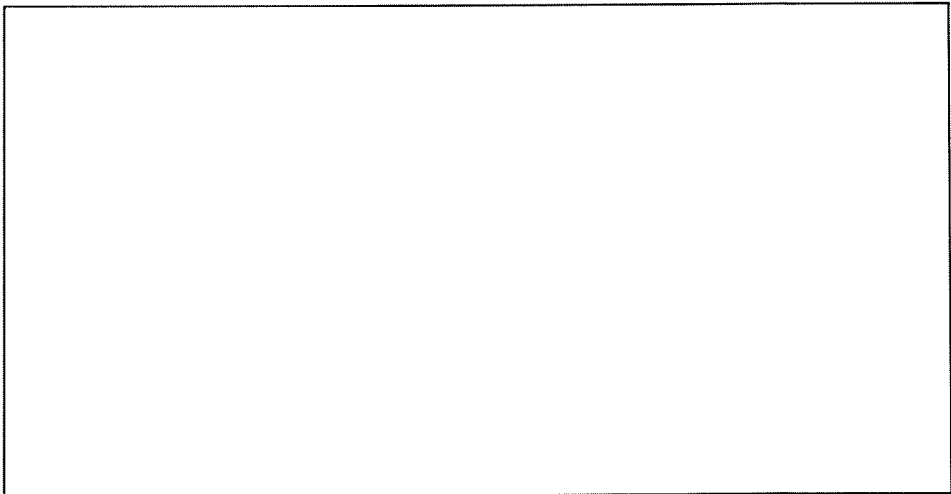
Tax year 2014

Current Owner
 KIRCHNER DOMINIC II TRUSTEE

 340 COOLEY ST SUITE 234

 SPRINGFIELD
 MA 01128

General Information
 Living Units
 Neighborhood 109
 Alternate Id
 Vol/Pg
 District COS
 Zoning R1
 Class RESIDENTIAL



Land Information
 Type Size Influence Factors Influence % Value
 PRIMARY SQUARE FOOT 6,350 17,680
 Total Acres: 0.1458

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	17,700	17,700	17,700	0	0
Building	0	0	0	0	0
Total	17,700	17,700	17,700	0	

Value Flag COST APPROACH

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2011-01-25	210	LAND ONLY	18647/43	KIRCHNER DOMINIC II TRUSTEE	SPRINGFIELD CITY OF
2007-03-15	0	LAND ONLY	16563/0426	SPRINGFIELD CITY OF	PARTYKA ROMAN J

Dwelling Information	
Style	Year Built
Story height	Eff Year Built
Attic	Ground Floor Area
Exterior Walls	Amenities
Masonry Trim Color	Total Living Area
Basement	
Basement	Car Bsmt Gar
FBLA Size	FBLA Type
Rec Rm Size	Rec Rm Type
Heating & Cooling	
Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab
Room Detail	
Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod
Adjustments	
Int vs Ext	Unfinished Area
Cathedral Ceiling	Unheated
Grade & Depreciation	
Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design	% Good Ovr
% Complete	

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Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade