

# A PUBLIC AUCTION



TO BE SOLD IN ITS ENTIRETY

## S.S. MAIN STREET INDIAN ORCHARD

- VACANT COMMERCIAL LOT
- PARCEL ID: 08132-0262
- LAND AREA: **±3,965 S/F**
- ZONED: BUSINESS A
- ASSESSED VALUE: **\$27,900.00**

**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.

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

## Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.  
Established 1932

• [www.posnik.com](http://www.posnik.com) • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: [info@posnik.com](mailto:info@posnik.com) •

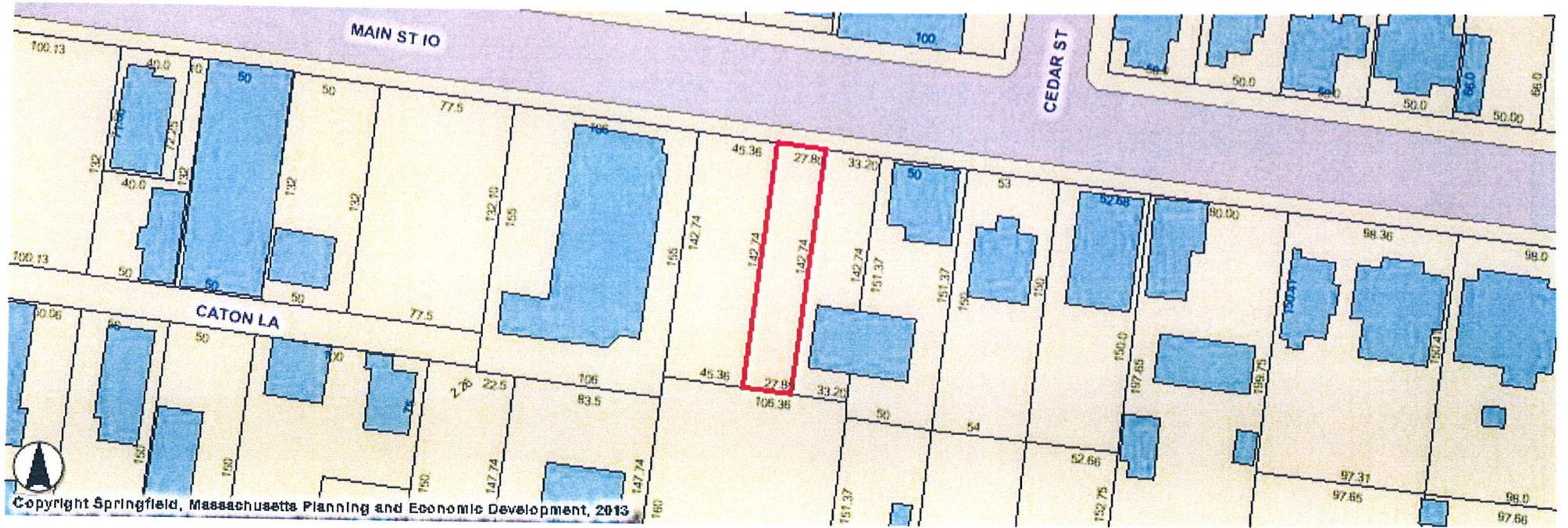
## S.S. MAIN STREET INDIAN ORCHARD

- VACANT COMMERCIAL LOT
- PARCEL ID: 08132-0263
- LAND AREA: **±6,475 S/F**
- ZONED: BUSINESS A
- ASSESSED VALUE: **\$33,000.00**

★ LOCATED IN INDIAN ORCHARD  
NEIGHBORHOOD

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

March 10, 2014  
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**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: MAIN ST IO</b>	<b>Map ID: 081320262</b>	Class:	Card: 1 of 1	Tax year 2014
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<b>Current Owner</b> SPRINGFIELD CITY OF  36 COURT ST  SPRINGFIELD MA 01103	<b>General Information</b> Living Units Neighborhood 304 Alternate Id Vol/Pg District COS Zoning B1 Class EXEMPT	
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<b>Land Information</b>				
Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT 3,968			27,940
Total Acres: 0.0911				

<b>Permit Information</b>				
Date Issued	Number	Price	Purpose	% Complete

<b>Assessment Information</b>					
	Assessed	Appraised	Cost	Income	Market
Land	27,900	27,900	27,900	0	0
Building	0	0	0	0	0
Total	27,900	27,900	27,900	0	
Value Flag COST APPROACH					

<b>Sales / Ownership History</b>					
<b>Transfer Date</b>	<b>Price Type</b>	<b>Deed Reference</b>	<b>Grantee</b>	<b>Grantor</b>	
2013-05-15	0 LAND ONLY	19821/308	SPRINGFIELD CITY OF	HOME RENAISSANCE INC	
2001-12-03	0 LAND + BLDG	12010/0017	HOME RENAISSANCE INC	VARTANIAN JOHN N & ARAM & RALP	
1998-08-27	0 LAND + BLDG	10421/0397	VARTANIAN RALPH R & NISHAN J &	VARTANIAN JOHN N EXEC	
1998-08-27	0 LAND + BLDG	10421/0395	VARTANIAN RALPH R & NISHAN J &	VARTANIAN JOHN N EXEC	
1985-02-19	0 LAND + BLDG	05762/0457	VARTANIAN TAMARA	VARTANIAN JOHN	

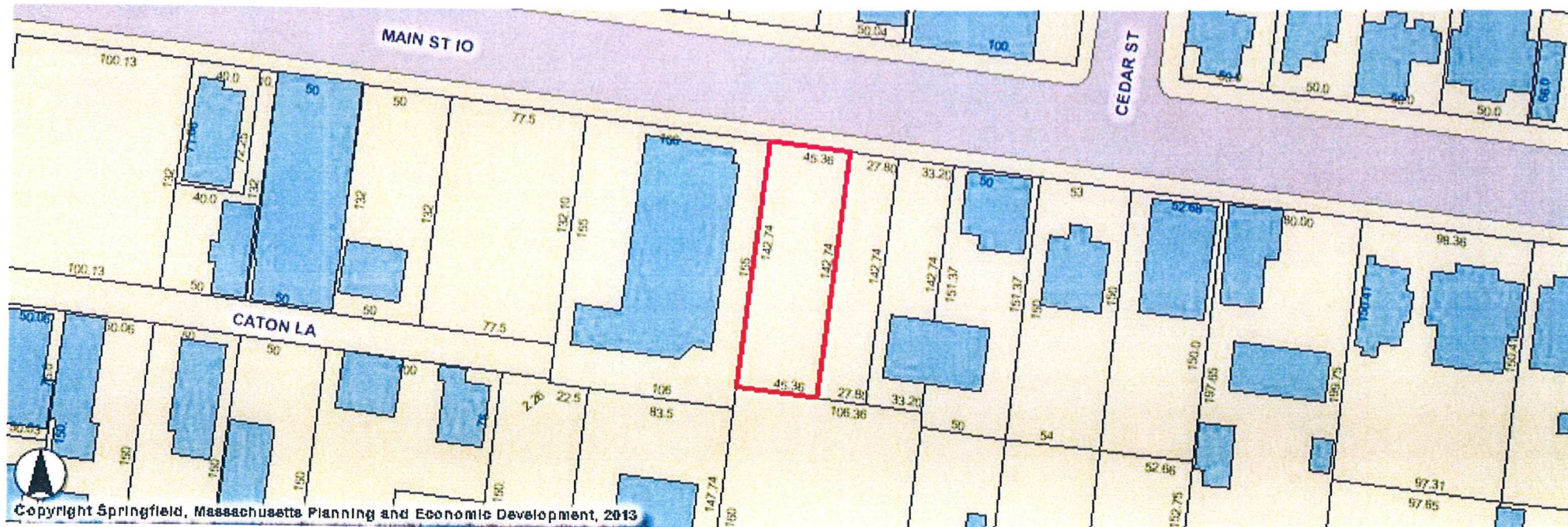
<b>Building Information</b>
Year Built/Eff Year
Building #
Structure Type
Identical Units
Total Units
Grade
# Covered Parking
# Uncovered Parking
DBA
Total Gross Building Area

<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

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**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: MAIN ST IO</b>	<b>Map ID: 081320263</b>	Class:	Card: 1 of 1	Tax year 2014
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**Current Owner**  
 SPRINGFIELD CITY OF  
  
 36 COURT ST  
  
 SPRINGFIELD  
 MA 01103

**General Information**  
 Living Units  
 Neighborhood 304  
 Alternate Id  
 Vol/Pg  
 District COS  
 Zoning B1  
 Class EXEMPT

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**Land Information**  
 Type Size Influence Factors Influence % Value  
 PRIMARY SQUARE FOOT 6,475 32,950  
 Total Acres: 0.1486

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	33,000	33,000	33,000	0	0
Building	0	0	0	0	0
Total	33,000	33,000	33,000	0	

Value Flag COST APPROACH

**Sales / Ownership History**

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2013-05-15	0	LAND ONLY	19821/308	SPRINGFIELD CITY OF	HOME RENAISSANCE INC
2001-12-03	35,000	LAND + BLDG	12010/0017	HOME RENAISSANCE INC	VARTANIAN JOHN N & ARAM & RALP
1998-08-27	0	LAND + BLDG	10421/0395	VARTANIAN RALPH R & NISHAN J &	VARTANIAN JOHN N EXEC
1985-02-19	0	LAND + BLDG	05762/0458	VARTANIAN TAMARA	VARTANIAN JOH
1983-04-21	0	LAND + BLDG	05424/0148	VARTANIAN, JOHN	VARTANIAN, NISHAN H. + VARTUHY

