

A PUBLIC AUCTION



11-13 MARLBOROUGH STREET

- 2 STORY TWO FAMILY HOUSE
- ±2,210 S/F OF TOTAL LIVING AREA
- ALUMINUM/VINYL SIDING
- PARCEL ID: 08280-0041
- ZONED: RESIDENTIAL B

- (10) ROOMS W/ (4) BEDROOMS & (2) BATHS
- OIL STEAM HEAT
- FULL BASEMENT
- LAND AREA: ±5,000 S/F
- ASSESSED VALUE: \$101,900.00

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

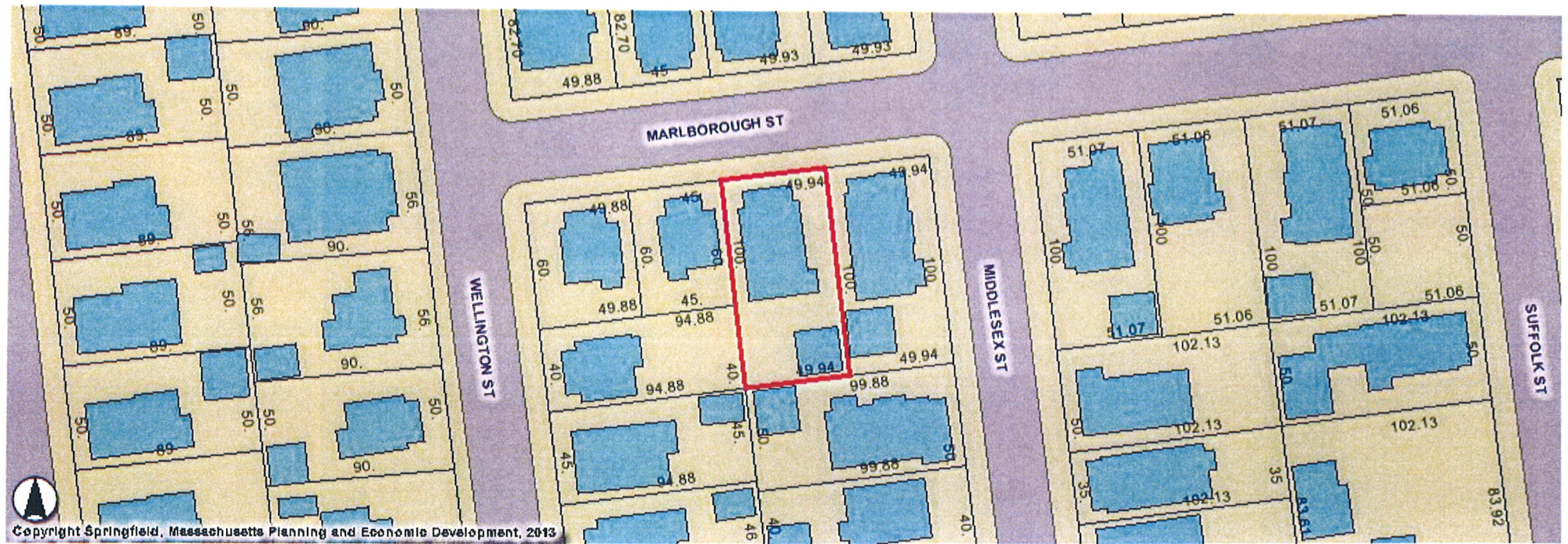
Aaron Posnik & Co., Inc.
Established 1932

★ LOCATED IN UPPER HILL NEIGHBORHOOD

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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

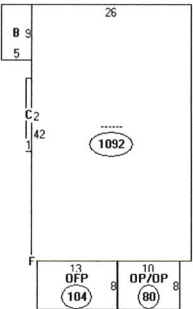
Situs: 11 MARLBOROUGH ST	Map ID: 082800041	Class: Two-Family	Card: 1 1 of 1
Assessed Owner SPRINGFIELD CITY OF 36 COURT ST SPRINGFIELD MA 01103		General Information Living Units: 2 Neighborhood: 122 Alternate: Vol / Pg: District: COS Zoning: R2 Class: RESIDENTIAL	

Photo



[Click to view enlarged version](#)

Diagram



Descriptor/Area

A: 1092 sqft
B: OP/OP 45 sqft
C: 12 sqft
D: OP/OP 104 sqft
E: OP/OP 80 sqft
F: RG1 380 sqft

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT	4,994		23,200
Total Acres: 0.1146				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	23,200	23,200	23,200		23,200
Building	78,700	78,700	85,000		78,700
Total	101,900	101,900	108,200	0	101,900
Value Flag: MARKET APPROACH					

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1989-10-10	0	LAND + BLDG	07289 / 0468	SANBORN,DAVID W	ROBINSON ,WILLIE B
1990-02-22	67,000	LAND + BLDG	07393 / 0452	BURGESS DAVID A	SANBORN DAVID W TR
1990-02-22	100,000	LAND + BLDG	07393 / 0477	DANIELE CARLO E	BURGESS DAVID A
1992-06-02	50,000	LAND + BLDG	08066 / 0540	CONNECTICUT RIVER VALLEY CORPO	DANIELE CARLO E
1993-11-29	22,440	LAND + BLDG	08652 / 0060	MORRISON GREGORY D	CONNECTICUT RIVER VALLEY CORPO
1998-10-05	55,000	LAND + BLDG	10474 / 0334	COPPEDGE KAREN	MORRISON GREGORY D
2013-02-27	0	LAND + BLDG	19705 / 256	SPRINGFIELD CITY OF	COPPEDGE KAREN

Dwelling Information Style: TWO FAMILY Story Height: 2.00 Attic: UNFIN Exterior Walls: ALUM/VINYL Masonry Trim: Color: WHITE Year Built: 1922 Eff Year Built: 0 Ground Floor Area: 1,092 Amenities: Total Living Area: 2,208	Basement Basement: FULL FBLA Size: Rec Rm Size: # Car Bsmt Gar: 0 FBLA Type: Rec Rm Type:
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Heating Heat Type: BASIC Fuel Type: OIL System Type: STEAM Fireplaces Stacks: 0 Openings: 0 Pre-Fab: 0	Room Detail Bedrooms: 4 Family Rooms: 0 Kitchens: Total Rooms: 10 Kitchen Type: Kitchen Remod: NO Full Baths: 2 Half Baths: 0 Extra Fixtures: 1 Bath Type: Bath Remod: NO
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Adjustments Int vs Ext: SAME Cathedral Ceiling: Unfinished Area: 0 Unheated Area:	Grade & Depreciation Grade: Condition: CDU: Cost & Design: % Complete: Market Adj: Functional: Economic: % Good Ovr:
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Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1920	19	20	1.00	380	D

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
037300025	2010-03-12	130,000	2,430	TWO FAMILY	1916	C
002000123	2010-11-09	81,500	1,620	DUPLEX	1966	C
090850041	2011-01-11	110,000	2,392	TWO FAMILY	1924	C
030400013	2011-03-21	90,000	2,365	TWO FAMILY	1919	C
122820958	2011-09-27	100,000	2,652	TWO FAMILY	1903	C