

A PUBLIC AUCTION



116-120 LONGHILL STREET, UNIT 9B

- GARDEN STYLE CONDOMINIUM
- ±840 S/F OF TOTAL LIVING AREA
- PARCEL ID: 07900-1420
- ASSESSED VALUE: **\$26,000.00**
- ZONED: RESIDENTIAL 3
- COMPLETE BUILDOUT

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

★ LOCATED IN FOREST PARK NEIGHBORHOOD

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Aaron Posnik & Co., Inc.

Established 1932

Branch Office

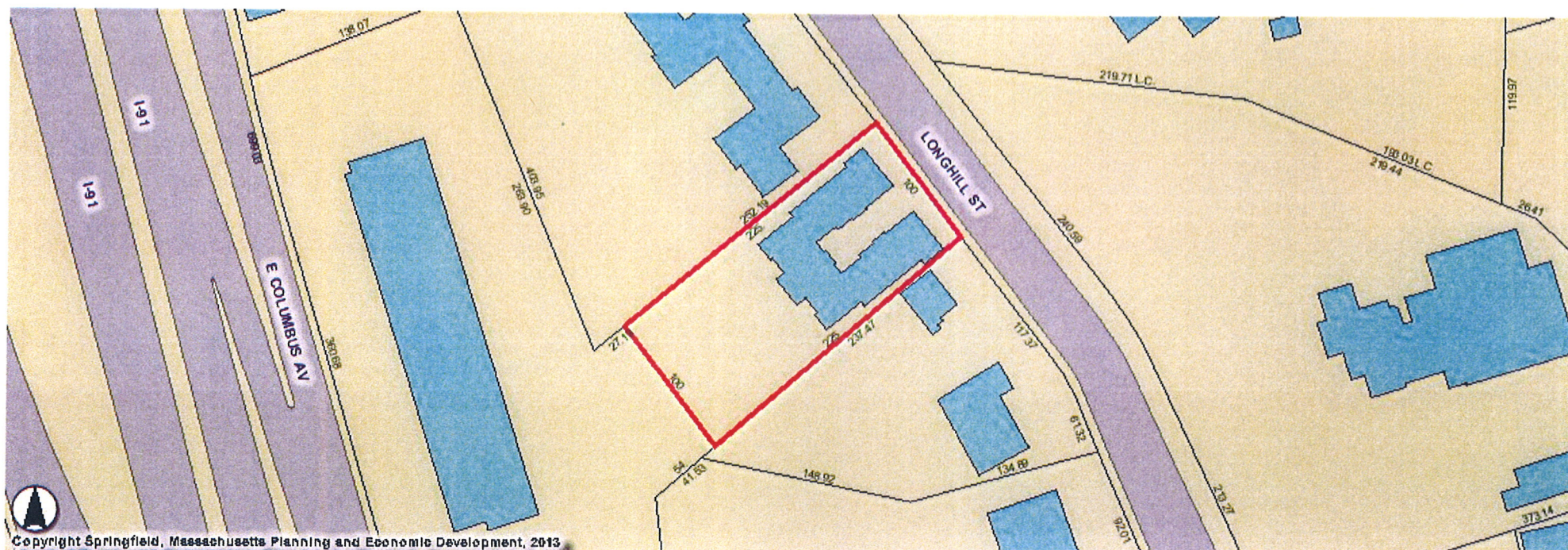
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Situs: 116 LONGHILL ST	Map ID: 079001420	Class: Residential Condominium	Card: 1 1 of 1
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Assessed Owner

ROBERT PAUL R
65 RIVERVIEW ST
SPRINGFIELD MA 01108

General Information

Living Units: 1
Neighborhood: 212
Alternate:
Vol / Pg:
District: COS
Zoning:
Class: RESIDENTIAL

Photo

No photo available

Diagram

Descriptor/Area
A: —
840 sqft

[Click to view enlarged version](#)**Land Information**

Type	Size	Influence Factors	Influence %	Value
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Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	0	0		0
Building	26,000	26,000	26,000		0
Total	26,000	26,000	26,000	0	32,500

Value Flag: COST APPROACH

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1991-07-01	0	BLDG ONLY	07743 / 0380	BAYBANK VALLEY TRUST COMPANY	CHRISTENSEN WILLIAM JAMES & MI
1994-02-09	0	BLDG ONLY	08740 / 0409	CONNECTICUT RIVER VALLEY CORPO	BAYBANK
1994-02-09	0	BLDG ONLY	08740 / 0411	C & C REALTY INVESTMENT INC	CONNECTICUT RIVER VALLEY CORPO
1996-06-28	0	BLDG ONLY	09541 / 0082	ROBERT PAUL R	BAYBANK

Dwelling Information	Basement
Style: GARDEN UPPER Story Height: 1.00 Attic: NONE Exterior Walls: FRAME Masonry Trim: Color: NATURAL	Basement: NONE FBLA Size: Rec Rm Size: # Car Bsmt Gar: 0 FBLA Type: Rec Rm Type:
Year Build: 1920 Eff Year Built: 0 Ground Floor Area: 840 Amenities: Total Living Area: 840	

Heating	Fireplaces	Room Detail
Heat Type: BASIC Fuel Type: NONE System Type: NONE	Stacks: 0 Openings: 0 Pre-Fab: 0	Bedrooms: 2 Family Rooms: 0 Kitchens: Total Rooms: 5 Kitchen Type: Kitchen Remod: NO Full Baths: 1 Half Baths: 0 Extra Fixtures: 0 Bath Type: Bath Remod: NO

Adjustments	Grade & Depreciation
Int vs Ext: SAME Cathedral Ceiling: Unfinished Area: 0 Unheated Area:	Grade: Condition: CDU: Cost & Design: % Complete: Market Adj: Functional: Economic: % Good Ovr:

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
079001380	2008-06-13	35,000	710	GARDEN UPPER	1920	C+
027500600	2008-09-26	56,500	795	GARDEN UPPER	1910	C+
027500614	2008-09-29	25,000	690	GARDEN UPPER	1910	C+
027500693	2009-03-12	35,000	710	GARDEN UPPER	1910	C+
027500659	2009-05-01	14,000	710	GARDEN UPPER	1910	C+