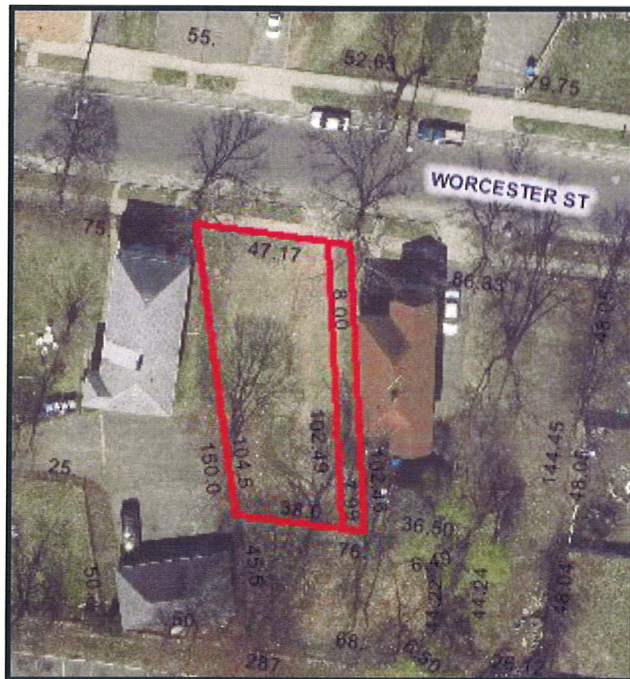


1349-1351 WORCESTER STREET



A PUBLIC AUCTION



REAR 1349 WORCESTER STREET



TO BE SOLD IN ITS ENTIRETY

1349-1351 WORCESTER STREET

- VACANT RESIDENTIAL LOT
- PARCEL ID: 12525-0425
- LAND AREA: **±5,085 S/F**
- ZONED: RESIDENTIAL B
- ASSESSED VALUE: **\$29,100.00**

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.

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

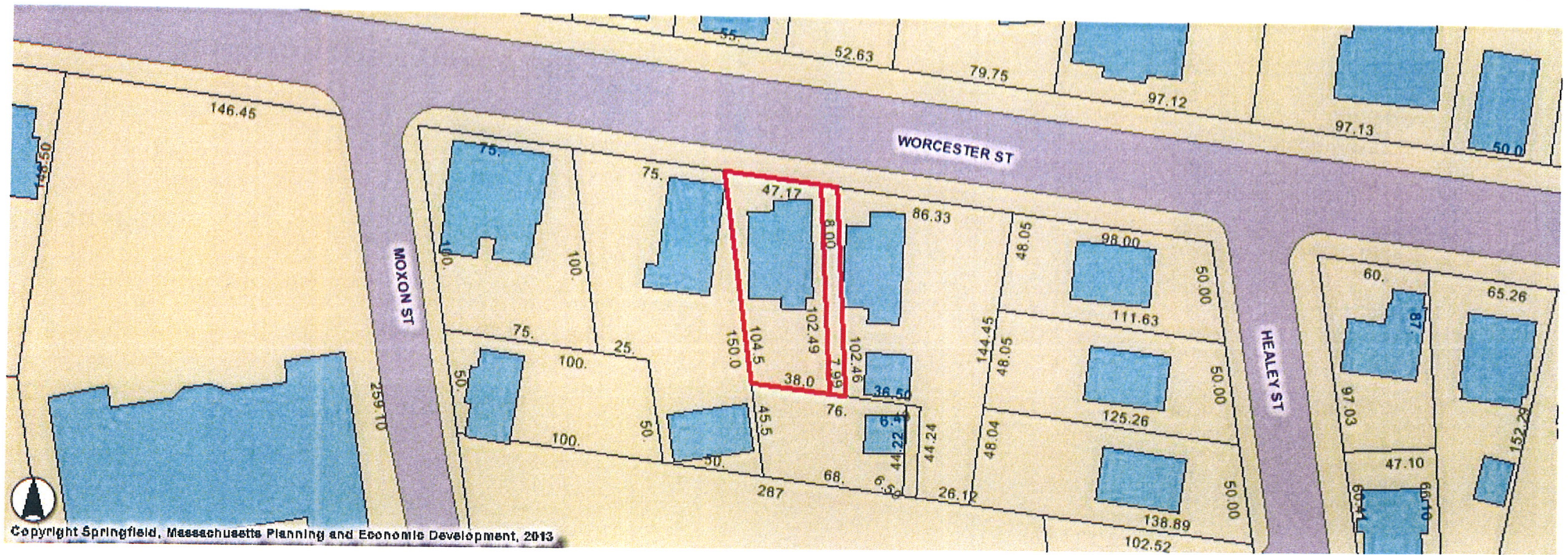
• www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •

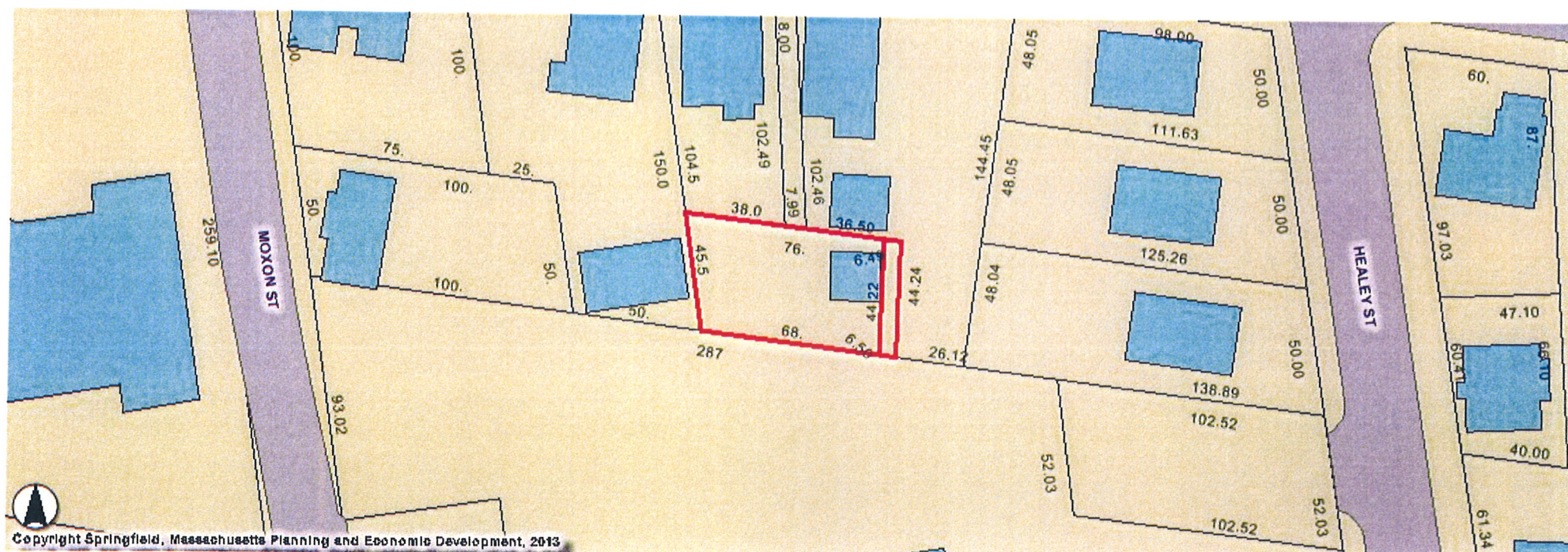
REAR 1349 WORCESTER STREET

- VACANT RESIDENTIAL LOT
- PARCEL ID: 12525-0427
- LAND AREA: **±3,450 S/F**
- ZONED: RESIDENTIAL B
- ASSESSED VALUE: **\$15,500.00**

★ 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





Springfield, Massachusetts



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COMMERCIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: WORCESTER ST	Map ID: 125250425	Class:	Card: 1 1 of 1
Assessed Owner SPRINGFIELD CITY OF		General Information Living Units: 0 Neighborhood: 101 Alternate: Vol / Pg: District: COS Zoning: R2 Class: E	

Photo


[Click to view enlarged version](#)

Diagram

No diagram available

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT	5,084		29,080

Total Acres: 0.1167

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	29,100	29,100	29,100		0
Building	0	0	0		0
Total	29,100	29,100	29,100	0	

Value Flag: COST APPROACH

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
2011-03-28	11DEMO-00015	29,279	DEMOLITION	100

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1985-08-08	0	LAND + BLDG	05871 / 0026	GREGG ALAN R	DASILVA MANUEL D + ISABEL S
1991-06-25	50,100	LAND + BLDG	07737 / 0063	BEAUMIER DONNA L	GREGG ALAN R
1991-09-18	0	LAND + BLDG	07809 / 0375	WORCESTER STREET REALTY TRUST	BEAUMIER DONNA L
1995-08-01	79,900	LAND + BLDG	09203 / 0377	DUPONT DONALD J JR & DEBOISE A	WORCESTER STREET REALTY TRUST
1999-05-07	850,500	LAND + BLDG	10757 / 0209	GE CAPITAL MORTGAGE SERVICES I	GE CAPITAL MORTGAGE SERVICES I
1999-09-02	0	LAND + BLDG	10914 / 0431	FEDERAL NATIONAL MORTGAGE ASSO	GE CAPITAL MORTGAGE SERVICES I
2000-04-18	49,500	LAND + BLDG	11162 / 0170	CORONA EDGAR	GE CAPITAL MORTGAGE SERVICE IN
2000-04-18	90,000	LAND + BLDG	11162 / 0172	PEDRAZA MARIA A & SONALI	CORONA EDGAR
2011-05-11	0	LAND ONLY	18767 / 539	SPRINGFIELD CITY OF	PEDRAZA MARIA A & SONALI

Building Information	Building Other Features						
Year Built/Eff Year:	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
Building #:							
Structure Type:							
Identical Units:							
Total Units:							
Grade:							
# Covered Parking:							
# Uncovered Parking:							
DBA:							
Total Gross Building Area: 0							

Interior / Exterior Information										
Line	Level From	-To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Heating

Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Apartment Detail - Building 1 of 1							Income Detail (Includes all Buildings on Parcel)					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	Use Grp	Mod Type	Inc Mod	Model Description	Net Area

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Springfield, Massachusetts



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COMMERCIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: WORCESTER ST	Map ID: 125250427	Class:	Card: 1 1 of 1
Assessed Owner SPRINGFIELD CITY OF		General Information Living Units: Neighborhood: 101 Alternate: Vol / Pg: District: COS Zoning: R2 Class: E	

Photo

No photo available

Diagram

No diagram available

Land Information

Type	Size	Influence Factors	Influence %	Value
SECONDARY	SQUARE FOOT	3,452		12,450

Total Acres: 0.0792

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	12,500	12,500	12,500		0
Building	3,000	3,000	3,000		0
Total	15,500	15,500	15,500	0	

Value Flag: COST APPROACH

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History				
Transfer Date	Price	Type	Deed Reference	Grantor
1985-08-08	0	LAND + BLDG	05871 / 0026	GREGG ALAN R
1995-08-01	0	LAND + BLDG	09203 / 0377	DUPONT DONALD J JR & ANTHONY J
1999-05-07	50,500	LAND + BLDG	10757 / 0209	GE CAPITAL MORTGAGE SERVICE IN
1999-09-02	0	LAND + BLDG	10914 / 0431	FEDERAL NATIONAL MORTGAGE ASSO
2000-04-18	49,500	LAND + BLDG	11162 / 0170	CORONA EDGAR
2000-04-18	90,000	LAND + BLDG	11162 / 0172	PEDRAZA MARIA A & SONALI
2008-05-02	0		17279 / 362	SPRINGFIELD CITY OF
2010-04-28	0		18271 / 415	PEDRAZA MARIA A & SONALI
2011-05-12	0	LAND ONLY	18768 / 278	SPRINGFIELD CITY OF

Building Information		Building Other Features				
Year Built/Eff Year:		Line	Type	+/-	Meas1	Meas2
Building #:						# Stops
Structure Type:						Ident Units
Identical Units:						
Total Units:						
Grade:						
# Covered Parking:						
# Uncovered Parking:						
DBA:						
Total Gross Building Area: 0						

Interior / Exterior Information									
Line	Level From	-To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction
									Heating

Outbuilding Data							
Line	Type		Yr Blt	Meas1	Meas2	Qty	Area
							Grade

Apartment Detail - Building 1 of 1							Income Detail (Includes all Buildings on Parcel)			
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	Use Grp	Mod Type	Net Area
								Inc Mod	Model Description	

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