

A PUBLIC AUCTION



138 YALE STREET

- 2 STORY TWO FAMILY HOUSE
- ±2,800 S/F OF TOTAL LIVING AREA
- FULL FINISHED ATTIC
- PARCEL ID: 12590-0027
- ZONED: RESIDENTIAL A

- (8) ROOMS W/ (4) BEDROOMS & (2) BATHS
- GAS WARM AIR HEAT
- FULL BASEMENT
- LAND AREA: ±4,000 S/F
- ASSESSED VALUE: \$89,500.00

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

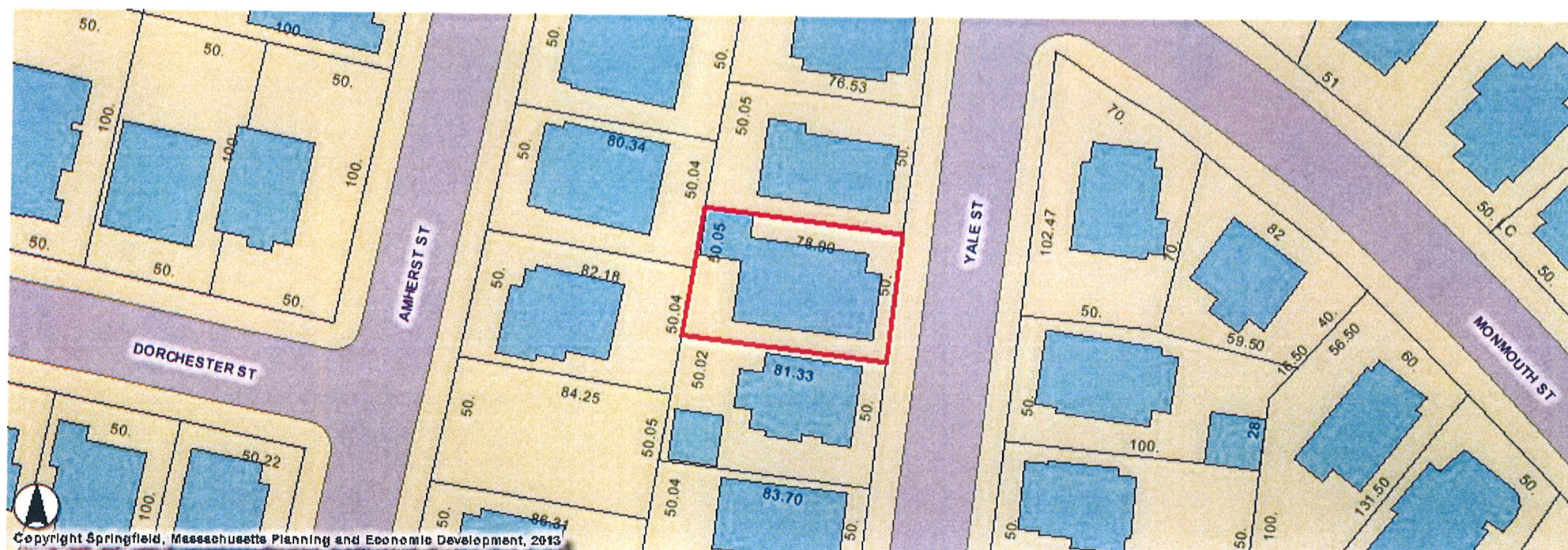
★ LOCATED IN MCKNIGHT NATIONAL
REGISTER DISTRICT

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RESIDENTIAL PROPERTY RECORD CARD

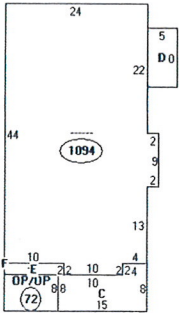
CITY OF SPRINGFIELD

Situs: 138 YALE ST	Map ID: 125900027	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: 114 Alternate: Vol / Pg: District: COS Zoning: R1 Class: RESIDENTIAL	

Photo

No photo available

Diagram



Describe/Area

- A - 1094 sqft
- B DP/OP 72 sqft
- C DP 100 sqft
- D DP/OP 50 sqft
- E 20 sqft
- F RG1 360 sqft

[Click to view enlarged version](#)

Land Information					
Type	Size	Influence Factors	Influence %	Value	
PRIMARY	SQUARE FOOT	4,006		18,200	
Total Acres: 0.0920					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	18,200	18,200	18,200		18,200
Building	71,300	71,300	70,400		71,300
Total	89,500	89,500	88,600	0	89,500
Value Flag: MARKET APPROACH					

Permit Information						
Date Issued	Number	Price	Purpose	% Complete		

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1991-06-27	0	LAND + BLDG	07739 / 0262	SELLERS JOYCE	SELLERS CHARLES W
1995-05-26	46,000	LAND + BLDG	09140 / 0540	HARRIS WILLIE C SR & ANN L FOY	SELLERS JOYCE
2006-05-23	0	LAND + BLDG	15917 / 0125	HARRIS WILLIE C SR	HARRIS WILLIE C SR & ANN L FOY
2009-01-15	144,500	LAND + BLDG	17607 / 0138	RESIDENTIAL FUNDING COMPANY LLC	HARRIS WILLIE C SR
2009-04-27	0	LAND + BLDG	17758 / 0032	RESIDENTIAL FUNDING REAL ESTATE HOLDINGS	RESIDENTIAL FUNDING COMPANY LLC
2013-06-03	0	LAND + BLDG	19851 / 148	SPRINGFIELD CITY OF	RESIDENTIAL FUNDING REAL ESTATE HOLDINGS

<p align="center">Dwelling Information</p> <p>Style: TWO FAMILY Story Height: 2.00 Attic: FULL FIN/WH Exterior Walls: ALUM/VINYL Masonry Trim: Color: WHITE</p> <p>Year Build: 1908 Eff Year Built: 0 Ground Floor Area: 1,094 Amenities: Total Living Area: 2,798</p>	<p align="center">Basement</p> <p>Basement: FULL FBLA Size: Rec Rm Size:</p> <p># Car Bmnt Gar: 0 FBLA Type: Rec Rm Type:</p>
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<p align="center">Heating</p> <p>Heat Type: BASIC Fuel Type: GAS System Type: WARM AIR</p> <p align="center">Fireplaces</p> <p>Stacks: 0 Openings: 0 Pre-Fab: 0</p>	<p align="center">Room Detail</p> <p>Bedrooms: 4 Family Rooms: 0 Kitchens: Total Rooms: 8 Kitchen Type: Kitchen Remod: YES</p> <p>Full Baths: 2 Half Baths: 0 Extra Fixtures: 1 Bath Type: Bath Remod: YES</p>
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<p align="center">Adjustments</p> <p>Int vs Ext: SAME Cathedral Ceiling:</p> <p>Unfinished Area: 0 Unheated Area:</p>	<p align="center">Grade & Depreciation</p> <p>Grade: Condition: CDU: Cost & Design: % Complete:</p> <p>Market Adj: Functional: Economic: % Good Ovr:</p>
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Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1930	18	20	1.00	360	C

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
111700394	2010-02-25	118,000	3,356	TWO FAMILY	1902	C
010850063	2010-06-22	130,000	3,498	THREE FAMILY	1906	C
122010044	2010-06-11	110,000	3,185	TWO FAMILY	1908	B+
108050020	2011-05-31	95,000	2,728	TWO FAMILY	1923	C
010850026	2011-11-03	48,500	1,728	TWO FAMILY	1899	C