

A PUBLIC AUCTION



15 MASSACHUSETTS AVENUE

- 2½ STORY TWO FAMILY HOUSE
- ±3,810 S/F OF TOTAL LIVING AREA
- ALUMINUM/VINYL SIDING
- PARCEL ID: 08350-0070
- ZONED: RESIDENTIAL B

- (16) ROOMS W/ (8) BEDROOMS & (3) BATHS
- GAS STEAM HEAT
- FULL BASEMENT
- LAND AREA: ±6,470 S/F
- ASSESSED VALUE: \$88,800.00

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

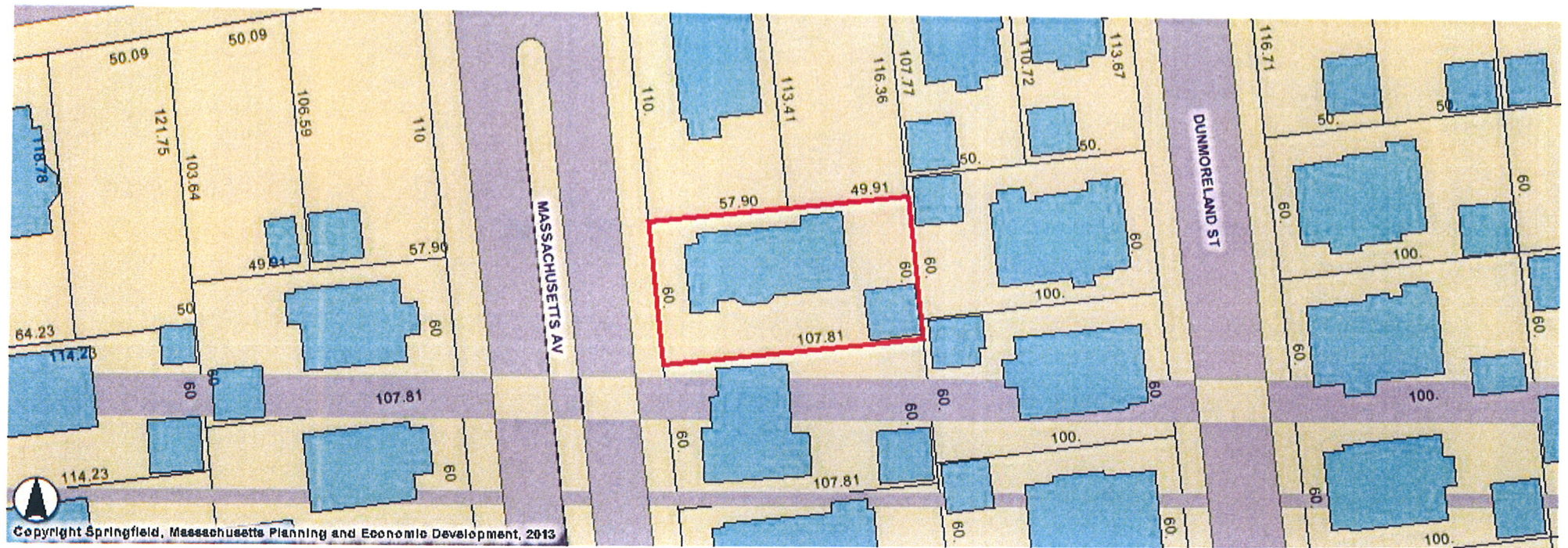
★ LOCATED IN UPPER HILL NEIGHBORHOOD

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Springfield, Massachusetts



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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

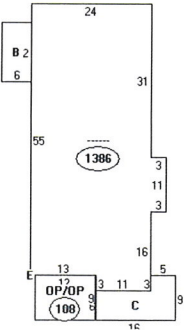
Situs: 15 MASSACHUSETTS AV	Map ID: 083500070	Class: Three-Family	Card: 1 1 of 1
Assessed Owner SPRINGFIELD CITY OF 36 COURT ST SPRINGFIELD MA 01103		General Information Living Units: 3 Neighborhood: 122 Alternate: Vol / Pg: District: COS Zoning: R2 Class: RESIDENTIAL	

Photo



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Diagram



Descriptor/Area
A: ---
1386 sqft
B: OP/OP
72 sqft
C: OP
111 sqft
D: OP/OP
108 sqft
E: RG1
400 sqft

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Land Information					
Type	Size	Influence Factors	Influence %	Value	
PRIMARY	SQUARE FOOT	6,469		24,190	
Total Acres: 0.1485					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	24,200	24,200	24,200		24,200
Building	64,600	64,600	60,400		64,600
Total	88,800	88,800	84,600	0	88,800
Value Flag: MARKET APPROACH					

Permit Information						
Date Issued	Number	Price	Purpose	% Complete		

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1985-08-19	43,500	LAND + BLDG	05877 / 0270	STEIN LEON + EMMA	ROMEO PASQUALE A + DOROTHY R
1987-12-17	77,000	LAND + BLDG	06711 / 0329	TORRES GERMAN + CARMEN R	STEIN LEON & EMMA
1990-02-21	105,000	LAND + BLDG	07393 / 0050	PALMER BRYAN A	TORRES GERMAN + CARMEN R
2013-02-26	0	LAND + BLDG	19701 / 387	SPRINGFIELD CITY OF	PALMER BRYAN A

Dwelling Information			Basement		
Style: THREE FAMILY	Year Build: 1905		Basement: FULL	# Car Bsmt Gar: 0	
Story Height: 2.50	Eff Year Built: 0		FBLA Size:	FBLA Type:	
Attic: NONE	Ground Floor Area: 1,386		Rec Rm Size:	Rec Rm Type:	
Exterior Walls: ALUM/VINYL	Amenities:				
Masonry Trim:	Total Living Area: 3,812				
Color: BLUE					

Heating		Fireplaces		Room Detail	
Heat Type: BASIC	Stacks: 0	Bedrooms: 8	Full Baths: 3		
Fuel Type: GAS	Openings: 0	Family Rooms: 0	Half Baths: 0		
System Type: STEAM	Pre-Fab: 0	Kitchens:	Extra Fixtures: 2		
		Total Rooms: 16	Bath Type:		
		Kitchen Type:	Bath Remod: NO		
		Kitchen Remod: NO			

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

Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1920	20	20	1.00	400	D

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
083500014	2010-07-29	125,000	3,076	TWO FAMILY	1910	C
083500026	2010-08-06	104,900	3,225	TWO FAMILY	1911	C
081300029	2011-05-03	101,000	2,894	TWO FAMILY	1909	C
122820928	2011-05-10	133,000	3,299	TWO FAMILY	1912	C
001700058	2011-10-28	108,000	3,162	TWO FAMILY	1912	C