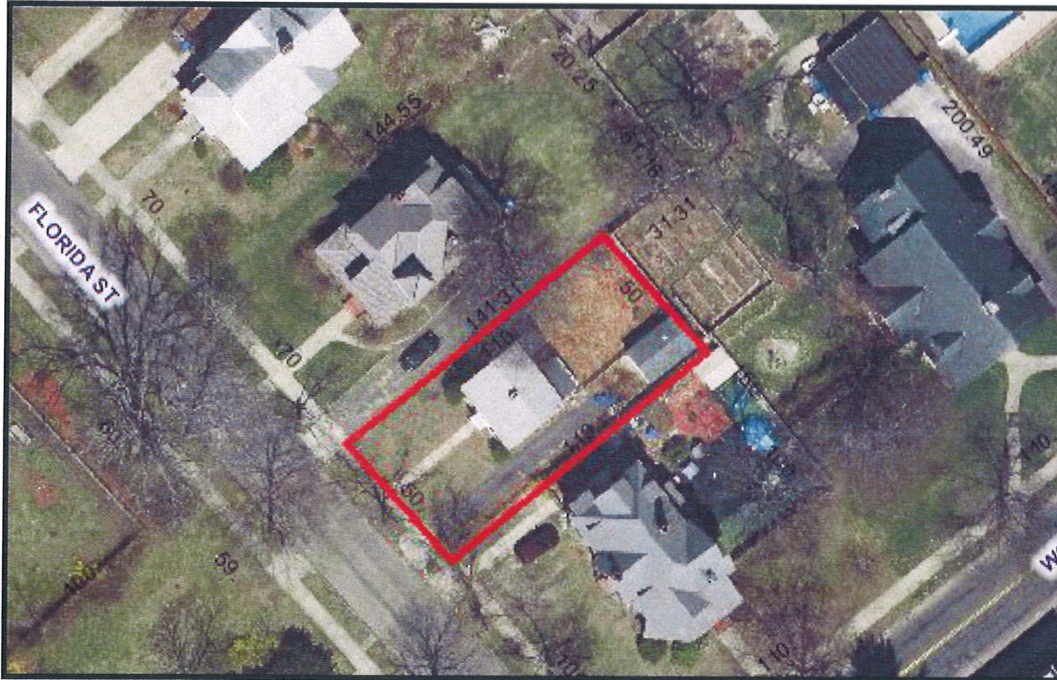


A PUBLIC AUCTION



155 FLORIDA STREET

- SINGLE FAMILY COLONIAL STYLE HOME
- ±1,190 S/F OF TOTAL LIVING AREA
- FIREPLACE
- PARCEL ID: 05220-0059
- ZONED: RESIDENTIAL A
- (5) ROOMS W/ (2) BEDROOMS & (2) BATHS
- OIL STEAM HEAT
- FULL BASEMENT
- LAND AREA: ±5,485 S/F
- ASSESSED VALUE: \$87,600.00

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

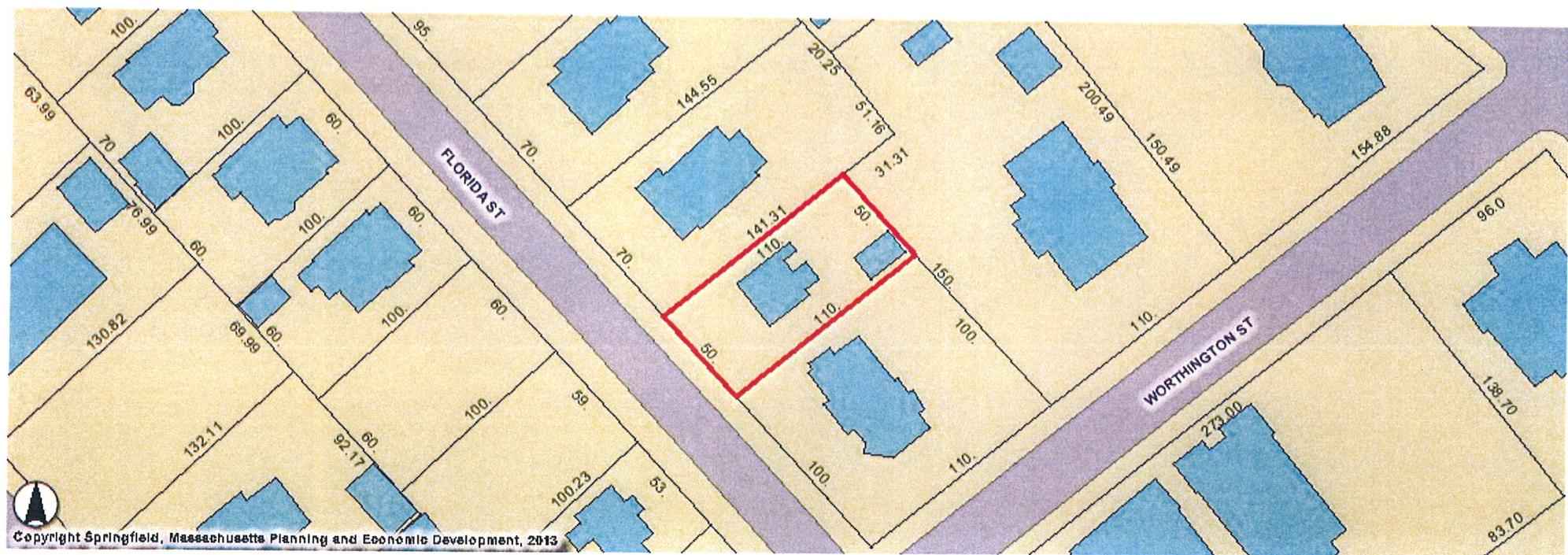
★ LOCATED IN MCKNIGHT NATIONAL
REGISTER DISTRICT

Corporate Office
83 State Street
Springfield, MA 01103
413-733-5238 Fax 731-5946
MA Auc. Lic. #161

Aaron Posnik & Co., Inc.
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Springfield, Massachusetts


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RESIDENTIAL PROPERTY RECORD CARD

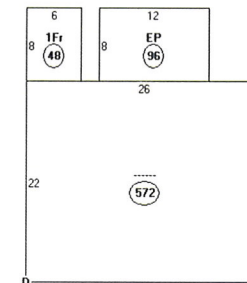
CITY OF SPRINGFIELD

Situs: 155 FLORIDA ST	Map ID: 052200059	Class: Single Family Residence	Card: 1 1 of 1
Assessed Owner SPRINGFIELD CITY OF 36 COURT ST SPRINGFIELD MA 01103		General Information Living Units: 1 Neighborhood: 114 Alternate: Vol / Pg: District: COS Zoning: R1 Class: RESIDENTIAL	

Photo


[Click to view enlarged version](#)

Diagram



Descriptor/Area

A --- 572 sqft
 B EP 96 sqft
 C 1Fr 48 sqft
 D-PG1 240 sqft

[Click to view enlarged version](#)

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT	5,487		19,170
Total Acres: 0.1260				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	19,200	19,200	19,200		19,200
Building	68,400	68,400	80,700		68,400
Total	87,600	87,600	99,900	0	87,600

Value Flag: MARKET APPROACH

Permit Information							
Date Issued	Number	Price	Purpose	% Complete			
Sales/Ownership History							
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor		
1980-02-04	0	LAND + BLDG	04900 / 0247	FITZERALD, MARGARET M	SULLIVAN, GERTRUDE M		
1980-02-04	0	LAND + BLDG	04900 / 0248	LEYDEN, PHILLIP J & GERTRUDE	FITZGERALD, MARGARET M		
1996-05-23	56,500	LAND + BLDG	09495 / 0092	KINGSLEY THOMAS M & CATHERINE	COUGHLIN RICHARD & JOHN SULLIV		
2005-05-27	92,100	LAND + BLDG	15050 / 0069	LEWIS GARY S	KINGSLEY THOMAS M & CATHERINE		
2006-05-01	136,000	LAND + BLDG	15864 / 0022	FONTANEZ MARIA	LEWIS GARY S		
2013-05-08	0	LAND + BLDG	19810 / 48	SPRINGFIELD CITY OF	FONTANEZ MARIA		
Dwelling Information Style: COLONIAL NEW Story Height: 2.00 Attic: NONE Exterior Walls: FRAME Masonry Trim: Color: YELLOW Year Build: 1941 Eff Year Built: 0 Ground Floor Area: 572 Amenities: Total Living Area: 1,192				Basement Basement: FULL FBLA Size: Rec Rm Size: # Car Bsmt Gar: 0 FBLA Type: Rec Rm Type:			
Heating Heat Type: BASIC Fuel Type: OIL System Type: STEAM Fireplaces Stacks: 1 Openings: 1 Pre-Fab: 0				Room Detail Bedrooms: 2 Family Rooms: 0 Kitchens: Total Rooms: 5 Kitchen Type: Kitchen Remod: NO Full Baths: 2 Half Baths: 0 Extra Fixtures: 0 Bath Type: Bath Remod: NO			
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:			
Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1945	1	240	1.00	240	D
Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	
125900035	2010-01-05	83,500	2,117	COLONIAL OLD	1905	C	
099350056	2010-04-21	97,000	1,988	COLONIAL OLD	1910	C+	
028200060	2010-05-28	119,900	2,289	COLONIAL OLD	1900	B-	
010850055	2010-09-03	87,000	1,744	OLD STYLE	1901	C+	
125900036	2011-04-11	85,000	2,102	COLONIAL OLD	1913	C	