

A PUBLIC AUCTION



16 NARRAGANSETT STREET

- 2 STORY TWO FAMILY HOUSE
- ±2,840 S/F OF TOTAL LIVING AREA
- ALUMINUM/VINYL SIDING
- PARCEL ID: 08935-0003
- ZONED: RESIDENTIAL B

- (14) ROOMS W/ (4) BEDROOMS & (3) BATHS
- OIL STEAM HEAT
- FULL BASEMENT
- LAND AREA: ±6,870 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

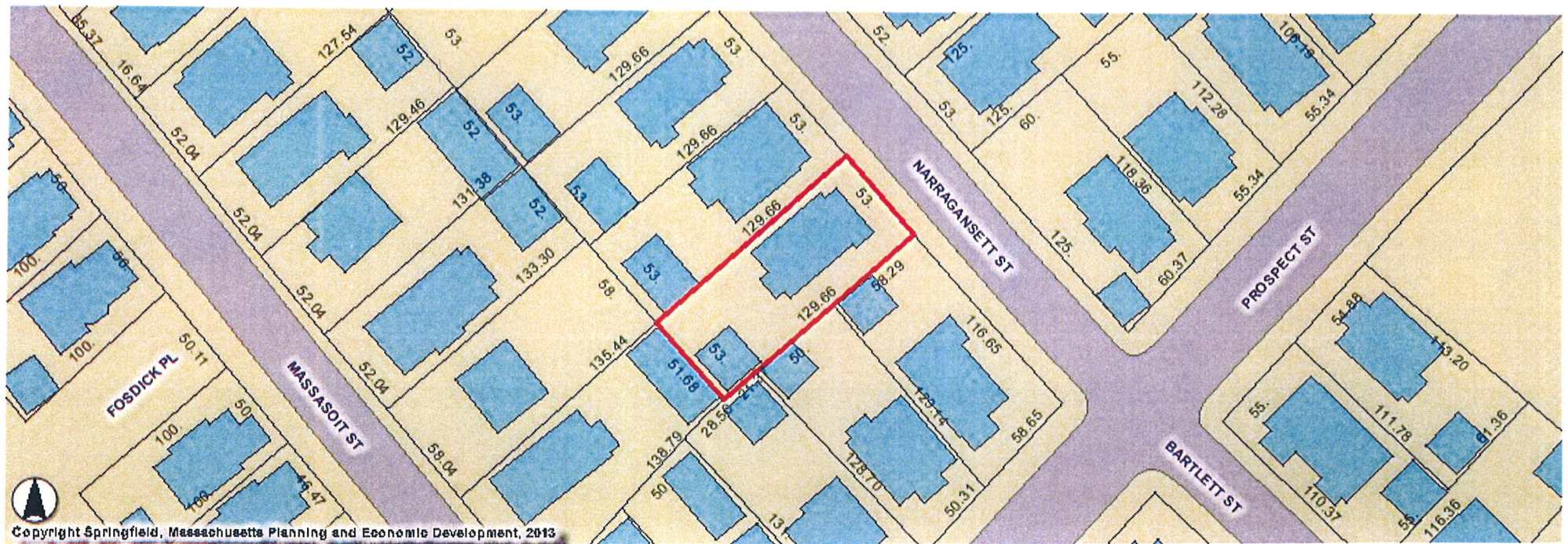
★ LOCATED IN LIBERTY HEIGHTS
NEIGHBORHOOD

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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

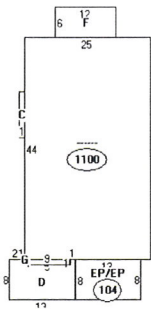
Situs: 16 NARRAGANSETT ST	Map ID: 089350003	Class: Two-Family	Card: 1 1 of 1
Assessed Owner SPRINGFIELD CITY OF 36 COURT ST SPRINGFIELD MA 01103		General Information Living Units: 2 Neighborhood: 1062 Alternate: Vol / Pg: District: COS Zoning: R2 Class: RESIDENTIAL	

Photo



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Diagram



- Descriptor/Area
- A: 1100 sqft
 - B: 2FBAY/8 9 sqft
 - C: 2FBAY/8 9 sqft
 - D: EP 95 sqft
 - E: EP/EP 104 sqft
 - F: EP/EP 72 sqft
 - G: RG1 380 sqft

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Land Information					
Type	Size	Influence Factors	Influence %	Value	
PRIMARY	SQUARE FOOT	6,872		27,390	
Total Acres: 0.1578					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	27,400	27,400	27,400		27,400
Building	61,400	61,400	59,900		61,400
Total	88,800	88,800	87,300	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
1981-05-01	1	LAND + BLDG	05101 / 0009	LEIPER, WARREN H + ISABELLE A	LEIPER, WARREN H
1982-06-11	33,000	LAND + BLDG	05265 / 0379	TULLOCH, KENNETH G & PEARLINE	LEIPER, WARREN H + ISABELLE A
1988-09-29	117,000	LAND + BLDG	06979 / 0236	JORDAN DAVID & CHARLETTA B	TULLOCH KENNETH G & PEARLINE E
1991-08-23	100,000	LAND + BLDG	07789 / 0123	JENKINS RICHARD R IV & STEPHAN	JORDAN DAVID & CHARLETTA B
1996-06-28	121,198	LAND + BLDG	09538 / 0035	HARBOURTON MORTGAGE CO LP	HARBOURTON MORTGAGE CO LP
1996-07-23	0	LAND + BLDG	09564 / 0408	SECRETARY OF HOUSING AND URBAN	HARBOURTON MORTGAGE CO L P
1996-08-29	0	LAND + BLDG	09604 / 0160	SECRETARY OF HOUSING AND URBAN	HARBOURTON MORTGAGE CO L P
1997-07-29	1,000	LAND + BLDG	09944 / 0343	SPRINGFIELD REDEVELOPMENT AUTH	CUOMO ANDREW M
1998-10-16	3,500	LAND + BLDG	10487 / 0280	RAMOS AILEEN	SPRINGFIELD REDEVELOPMENT AUTH
2002-07-03	0	LAND + BLDG	12424 / 0193	RODRIGUEZ AILEEN J	RAMOS AILEEN
2013-04-19	0	LAND + BLDG	19781 / 308	SPRINGFIELD CITY OF	RODRIGUEZ AILEEN J

Dwelling Information Style: TWO FAMILY Story Height: 2.00 Attic: FULL FIN/WH Exterior Walls: ALUM/VINYL Masonry Trim: Color: GRAY Year Build: 1901 Eff Year Built: 0 Ground Floor Area: 1,100 Amenities: Total Living Area: 2,841	Basement Basement: FULL FBLA Size: Rec Rm Size: # Car Bsmt Gar: 0 FBLA Type: Rec Rm Type:
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Heating Heat Type: BASIC Fuel Type: OIL System Type: STEAM Fireplaces Stacks: 0 Openings: 0 Pre-Fab: 0	Room Detail Bedrooms: 4 Family Rooms: 0 Kitchens: Total Rooms: 14 Kitchen Type: Kitchen Remod: NO Full Baths: 3 Half Baths: 0 Extra Fixtures: 4 Bath Type: Bath Remod: NO
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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:
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Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1915	19	20	1.00	380	D

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
088250022	2010-04-08	133,000	2,052	DUPLEX	1969	C
114800016	2010-05-07	130,000	3,102	TWO FAMILY	1926	C
077450048	2010-08-25	130,000	2,026	TWO FAMILY	1929	B-
085100033	2011-02-14	145,000	2,692	TWO FAMILY	1928	B-
088050008	2011-06-21	122,500	2,951	TWO FAMILY	1901	C+