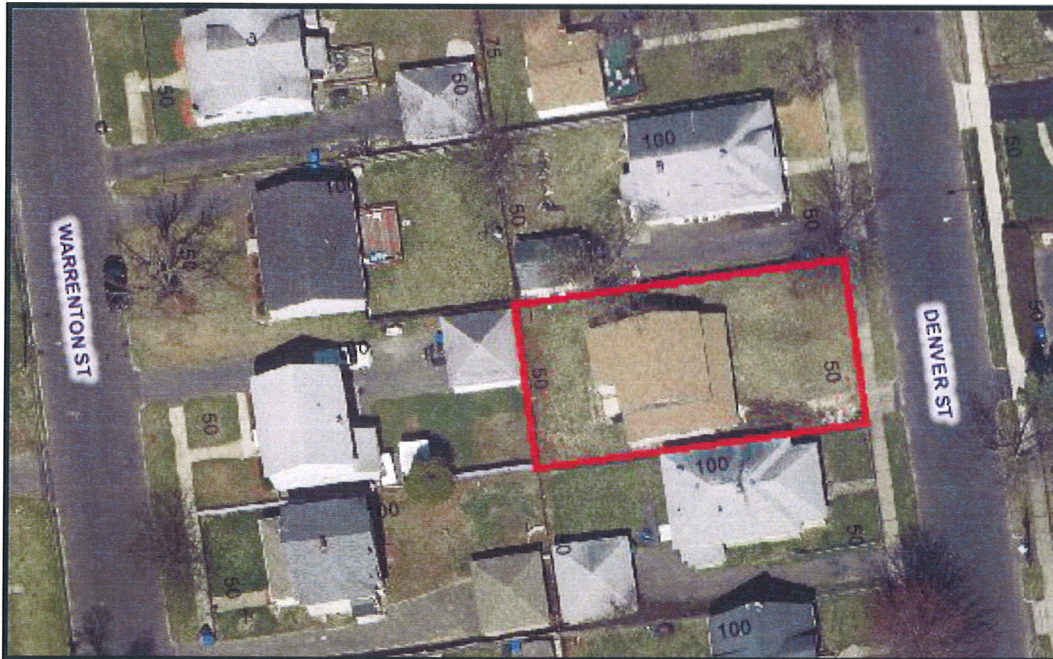


A PUBLIC AUCTION



174 DENVER STREET

- SINGLE FAMILY HOME
- ±760 S/F OF TOTAL LIVING AREA
- ALUMINUM/VINYL SIDING
- PARCEL ID: 03825-0035
- ZONED: RESIDENTIAL A

- (4) ROOMS W/ (2) BEDROOMS & (1) BATH
- GAS WARM AIR HEAT
- PARTIAL BASEMENT (CRAWL SPACE)
- LAND AREA: **±5,000 S/F**
- ASSESSED VALUE: **\$66,300.00**

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

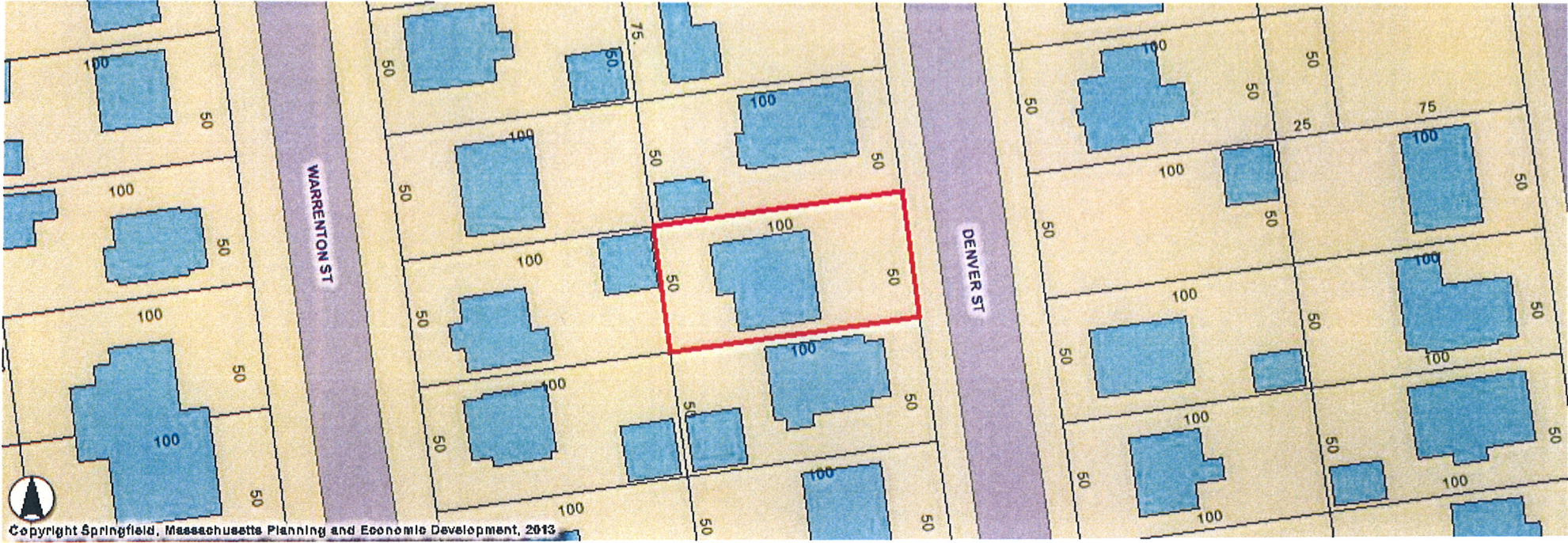
★ LOCATED IN PINE POINT NEIGHBORHOOD

Corporate Office
83 State Street
Springfield, MA 01103
413-733-5238 Fax 731-5946
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Aaron Posnik & Co., Inc.
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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

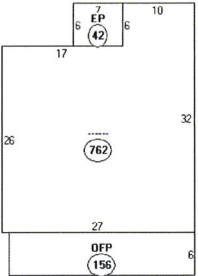
Situs: 174 DENVER ST	Map ID: 038250035	Class: Single Family Residence	Card: 1 1 of 1
Assessed Owner GORMAN BRIAN M 174 DENVER ST SPRINGFIELD MA 01109		General Information Living Units: 1 Neighborhood: 116 Alternate: Vol / Pg: District: COS Zoning: R1 Class: RESIDENTIAL	

Photo



[Click to view enlarged version](#)

Diagram



Description/Ass

A --- 762 sqft
B EP 42 sqft
C OFF 156 sqft

[Click to view enlarged version](#)

Land Information					
Type	Size	Influence Factors	Influence %	Value	
PRIMARY	SQUARE FOOT	5,000		24,650	
Total Acres: 0.1148					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	24,700	24,700	24,700		24,700
Building	41,600	41,600	45,100		41,600
Total	66,300	66,300	69,800	0	66,300
Value Flag: MARKET APPROACH					

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1985-05-31	29,900	LAND + BLDG	05824 / 0208	CHIARAVALLE JOHN	SOCHA DONALD R & KENNETH
1990-04-05	0	LAND + BLDG	07426 / 0221	CASAVANT KAREN A	CHIARAVALLE JOHN L
1991-10-29	61,000	LAND + BLDG	07841 / 0554	VERGERANO NELSON & AMELIA	CHIARAVALLE JOHN
1995-12-06	21,000	LAND + BLDG	09330 / 0182	FEDERAL NATIONAL MORTGAGE ASSO	FEDERAL NATIONAL MORTGAGE ASSO
1996-08-30	15,500	LAND + BLDG	09606 / 0337	BARCH CHRISTINE S	FEDERAL NATIONAL MORTGAGE ASSO
1996-12-13	50,000	LAND + BLDG	09713 / 0104	FIGUEROA ANTONIO & MILAGRO S A	BARCH CHRISTINE S
1999-09-01	0	LAND + BLDG	10913 / 0211	ALVAREZ MILAGRO S & MARIA Z	ALVAREZ MILAGRO S
2001-10-22	27,500	LAND + BLDG	11928 / 0213	BATEMAN VIRGINIA M	BANKERS TRUST COMPANY TRUSTEE
2002-05-24	82,500	LAND + BLDG	12345 / 0023	JOHNSON L GEORGE L	BATEMAN VIRGINIA M
2006-06-22	95,630	LAND + BLDG	15995 / 0089	WASHINGTON MUTUAL BANK	JOHNSON GEORGE L II
2006-08-04	0	LAND + BLDG	16098 / 0242	SECRETARY OF HOUSING & URBAN DEVELOPMENT	WASHINGTON MUTUAL BANK
2007-05-08	75,000	LAND + BLDG	16672 / 0208	GORMAN BRIAN M	SECRETARY OF HOUSING AND URBAN

Dwelling Information			Basement		
Style: OTHER	Year Build: 1922		Basement: CRAWL	# Car Bsmt Gar: 0	
Story Height: 1.00	Eff Year Built: 0		FBLA Size:	FBLA Type:	
Attic: NONE	Ground Floor Area: 762		Rec Rm Size:	Rec Rm Type:	
Exterior Walls: ALUM/VINYL	Amenities:				
Masonry Trim:	Total Living Area: 762				
Color: NATURAL					

Heating		Fireplaces		Room Detail	
Heat Type: BASIC	Stacks: 0		Bedrooms: 2	Full Baths: 1	
Fuel Type: GAS	Openings: 0		Family Rooms: 0	Half Baths: 0	
System Type: WARM AIR	Pre-Fab: 0		Kitchens:	Extra Fixtures: 0	
			Total Rooms: 4	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

Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	
192800942	2010-01-21	85,900	672	OLD STYLE	1930	D+	
082800041	2011-01-25	81,000	928	OLD STYLE	1925	C	
103600462	2011-05-18	90,000	1,032	COLONIAL OLD	1938	C-	
016550720	2011-10-28	95,500	1,123	OLD STYLE	1919	C	
951600037	2011-11-21	85,000	772	OTHER	1923	C	