

A PUBLIC AUCTION



219 PHEILAND AVENUE

- SINGLE FAMILY CAPE STYLE HOME
- ±1,115 S/F OF TOTAL LIVING AREA
- ALUMINUM/VINYL SIDING
- PARCEL ID: 09670-0072
- ZONED: RESIDENTIAL A

- (5) ROOMS W/ (3) BEDROOMS & (1) BATH
- GAS WARM AIR HEAT
- FULL BASEMENT
- FULL FINISHED ATTIC
- LAND AREA: ±6,300 S/F
- ASSESSED VALUE: \$69,300.00

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

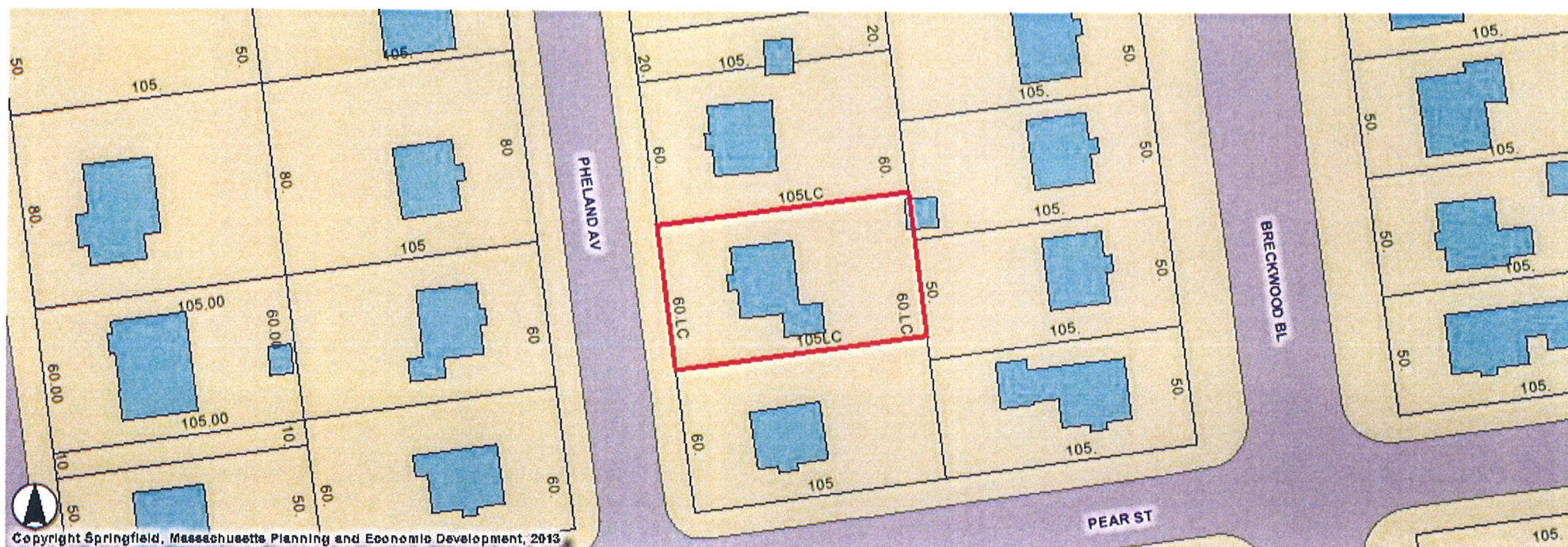
★ LOCATED IN PINE POINT NEIGHBORHOOD

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

Aaron Posnik & Co., Inc.
Established 1932

Branch Office
P.O. Box 247
Malvern (Philadelphia), PA 19355
610-853-6655 Fax 853-6633
PA Auc. Lic. #AY000241L

• www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •



Springfield, Massachusetts

[HOME](#)[RESIDENTS](#)[BUSINESS](#)[LEISURE](#)[GOVERNMENT](#)[CALENDAR](#)[Home](#) / [Finance](#) / [Assessors](#) / [Assessors Database Search](#) / [Results](#)

RESIDENTIAL PROPERTY RECORD CARD

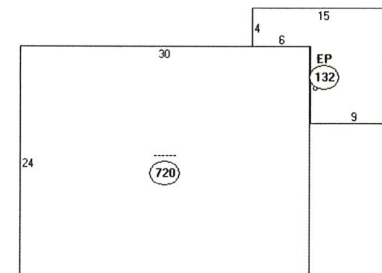
CITY OF SPRINGFIELD

Situs: 219 PHELAND AV	Map ID: 096700072	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: 116 Alternate: Vol / Pg: District: COS Zoning: R1 Class: RESIDENTIAL	

Photo

No photo available

Diagram



Descriptor/Area
A: ---
720 sqft
B: EP
132 sqft

[Click to view enlarged version](#)

Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT	6,300		25,600
Total Acres: 0.1446				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	25,600	25,600	25,600		25,600
Building	43,700	43,700	41,600		43,700
Total	69,300	69,300	67,200	0	69,300
Value Flag: MARKET APPROACH					

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1993-12-03	25,500	LAND + BLDG	L143 / 0065	MESSIER RICHARD A	SPRINGFIELD INSTITUTION FOR SA
2013-05-03	0	LAND + BLDG	L196 / 259	SPRINGFIELD CITY OF	MESSIER RICHARD A
1980-06-24	27,100	LAND + BLDG	LC99 / 0069	FREDERICKSON, FREDERICK E + C	HOULE, STEPHEN P + EILEEN

Dwelling Information	Basement
Style: CAPE Story Height: 1.00 Attic: FULL FIN/WH Exterior Walls: ALUM/VINYL Masonry Trim: Color: NATURAL Year Build: 1948 Eff Year Built: 0 Ground Floor Area: 720 Amenities: Total Living Area: 1,116	Basement: FULL FBLA Size: Rec Rm Size: # Car Bsmt Gar: 0 FBLA Type: Rec Rm Type:

Heating	Fireplaces	Room Detail
Heat Type: BASIC Fuel Type: GAS System Type: WARM AIR	Stacks: 0 Openings: 0 Pre-Fab: 0	Bedrooms: 3 Family Rooms: 0 Kitchens: Total Rooms: 5 Kitchen Type: Kitchen Remod: YES Full Baths: 1 Half Baths: 0 Extra Fixtures: 0 Bath Type: Bath Remod: YES

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

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	
017100021	2010-04-29	130,000	1,075	CAPE	1951	C	
017900020	2010-04-29	118,000	1,136	CAPE	1943	C	
017900134	2010-10-29	107,000	1,190	CAPE	1946	C	
104050066	2011-04-22	94,000	1,008	CAPE	1947	C	
013400029	2011-08-15	75,000	1,103	CAPE	1952	C	