

A PUBLIC AUCTION



220-222 EASTERN AVENUE

- SINGLE FAMILY OLD STYLE HOME
- ±1,780 S/F OF TOTAL LIVING AREA
- ALUMINUM/VINYL SIDING
- PARCEL ID: 04325-0047
- ZONED: RESIDENTIAL B

- (9) ROOMS W/ (5) BEDROOMS & (1) BATH
- GAS STEAM HEAT
- FULL BASEMENT
- LAND AREA: ±5,910 S/F
- ASSESSED VALUE: \$93,400.00

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

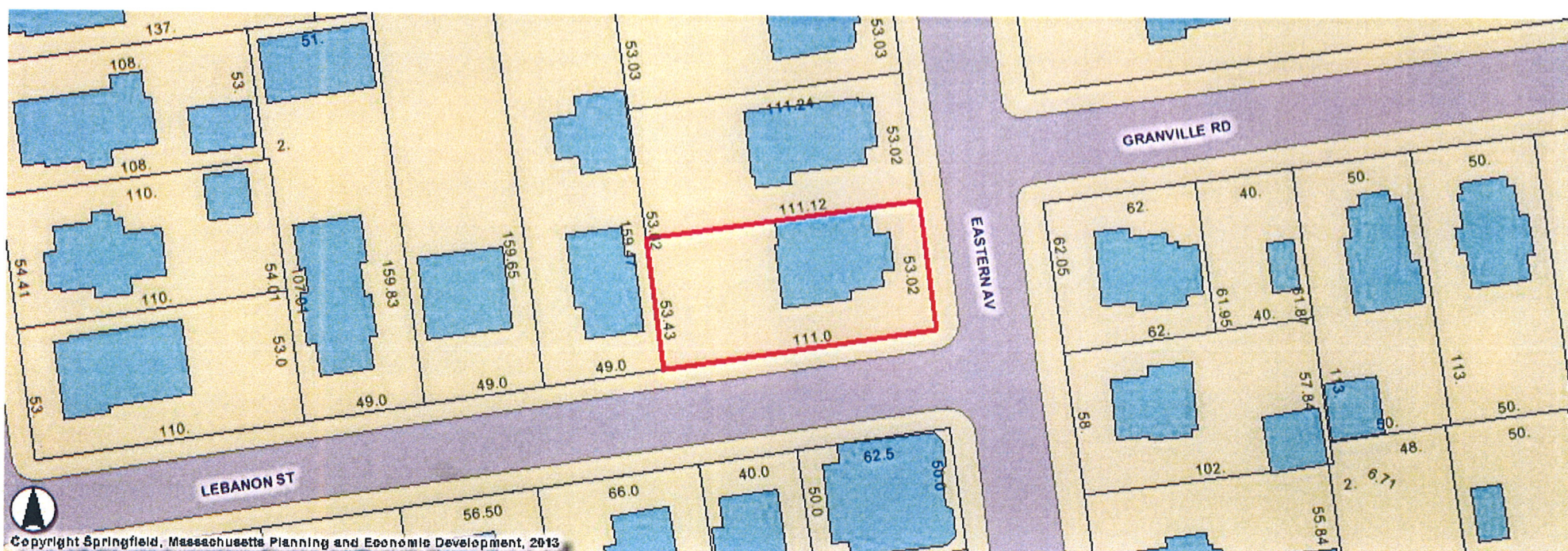
★ LOCATED IN OLD HILL NEIGHBORHOOD

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 •





CALENDAR

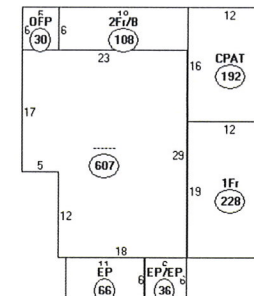
CITY OF SPRINGFIELD

Card: 1 1 of 1

General Information

Living Units: 1
Neighborhood: 123
Alternate:
Vol / Pg:
District: COS
Zoning: R2
Class: RESIDENTIAL

Diagram



A:
607 sqft
B: EP
66 sqft
C: EP/EP
36 sqft
D: OFP
30 sqft
E: 1Fr
228 sqft
F: CPAT
192 sqft
G: 2Fr/8
108 sqft

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Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT	5,911		17,530
Total Acres: 0.1357				

	Assessed	Appraised	Cost	Income	Market
Land	17,500	17,500	17,500		17,500
Building	75,900	75,900	66,500		75,900
Total	93,400	93,400	84,000	0	93,400

Value Flag: MARKET APPROACH

Permit Information						
Date Issued	Number	Price	Purpose	% Complete		

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2012-07-02	0	LAND + BLDG	19331 / 221	SPRINGFIELD CITY OF	ROBINSON WILLIAM D & LOREEN
1969-06-17	0	LAND + BLDG	3431 / 471	ROBINSON WILLIAM D & LOREEN	MICAH CORP

Dwelling Information Style: OLD STYLE Story Height: 2.00 Attic: PART FINSH Exterior Walls: ALUM/VINYL Masonry Trim: Color: YELLOW Year Build: 1909 Eff Year Built: 0 Ground Floor Area: 607 Amenities: Total Living Area: 1,779	Basement Basement: FULL FBLA Size: Rec Rm Size: # Car Bsmt Gar: 0 FBLA Type: Rec Rm Type:
Heating Heat Type: BASIC Fuel Type: GAS System Type: STEAM	Fireplaces Stacks: 0 Openings: 0 Pre-Fab: 0
Room Detail Bedrooms: 5 Family Rooms: 0 Kitchens: Total Rooms: 9 Kitchen Type: Kitchen Remod: NO Full Baths: 1 Half Baths: 0 Extra Fixtures: 0 Bath Type: Bath Remod: NO	
Adjustments Int vs Ext: SAME Cathedral Ceiling:	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

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
100050028	2010-07-01	67,000	1,152	COLONIAL OLD	1986	C
122800004	2011-06-01	95,000	2,303	COLONIAL OLD	1911	C
043250059	2011-08-31	55,000	1,023	OLD STYLE	1912	C
117150123	2011-09-12	37,000	1,329	COLONIAL OLD	1921	C
030700027	2011-11-29	70,000	1,186	COLONIAL OLD	1911	C