

# A PUBLIC AUCTION



## 3 MARLBOROUGH STREET

- SINGLE FAMILY OLD STYLE HOME
- ±1,250 S/F OF TOTAL LIVING AREA
- ALUMINUM/VINYL SIDING
- PARCEL ID: 08280-0043
- ZONED: RESIDENTIAL B

- (7) ROOMS W/ (3) BEDROOMS & (1) BATH
- OIL STEAM HEAT
- FULL BASEMENT
- LAND AREA: ±2,995 S/F
- ASSESSED VALUE: \$73,900.00

### TERMS OF SALE

\$5,000.<sup>00</sup> 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 UPPER HILL NEIGHBORHOOD

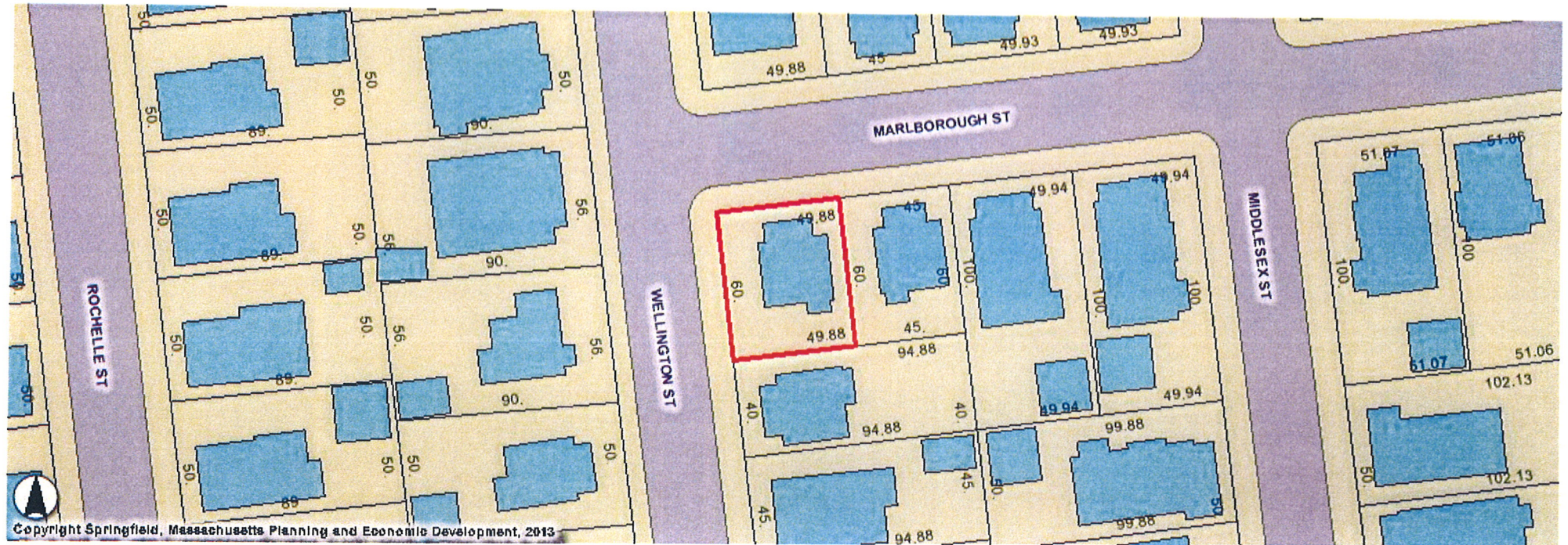
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# Springfield, Massachusetts



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## RESIDENTIAL PROPERTY RECORD CARD

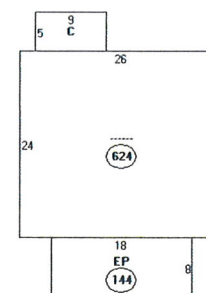
## CITY OF SPRINGFIELD

<b>Situs:</b> 3 MARLBOROUGH ST	<b>Map ID:</b> 082800043	<b>Class:</b> Single Family Residence	<b>Card:</b> 1 1 of 1
<b>Assessed Owner</b>  SPRINGFIELD CITY OF 36 COURT ST SPRINGFIELD MA 01103		<b>General Information</b>  <b>Living Units:</b> 1 <b>Neighborhood:</b> 122 <b>Alternate:</b> <b>Vol / Pg:</b> <b>District:</b> COS <b>Zoning:</b> R2 <b>Class:</b> RESIDENTIAL	

Photo


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Diagram


**Descriptor/Area**

A -----  
 624 sqft  
 B EP  
 144 sqft  
 C OFF  
 45 sqft

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Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT	2,993		21,590
Total Acres: 0.0687				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	21,600	21,600	21,600		21,600
Building	52,300	52,300	63,300		52,300
Total	73,900	73,900	84,900	0	73,900
Value Flag: MARKET APPROACH					



Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1991-11-19	30,000	LAND + BLDG	07860 / 0050	COMMERCIAL CREDIT CORPORATION	PATTERSON PEARL M
1992-06-11	55,000	LAND + BLDG	08076 / 0398	DAVIS THOMAS L	COMMERCIAL CREDIT CORPORATION
2013-05-03	0	LAND + BLDG	19804 / 199	SPRINGFIELD CITY OF	DAVIS THOMAS L

Dwelling Information			Basement		
Style: OLD STYLE		Year Build: 1920	Basement: FULL		# Car Bsmt Gar: 0
Story Height: 2 00		Eff Year Built: 0	FBLA Size:		FBLA Type:
Attic: NONE		Ground Floor Area: 624	Rec Rm Size:		Rec Rm Type:
Exterior Walls: ALUM/VINYL		Amenities:			
Masonry Trim:		Total Living Area: 1,248			
Color: YELLOW					

Heating		Fireplaces		Room Detail	
Heat Type: BASIC		Stacks: 0		Bedrooms: 3	Full Baths: 1
Fuel Type: OIL		Openings: 0		Family Rooms: 1	Half Baths: 0
System Type: STEAM		Pre-Fab: 0		Kitchens:	Extra Fixtures: 0
				Total Rooms: 6	Bath Type:
				Kitchen Type:	Bath Remod: NO
				Kitchen Remod: NO	

Adjustments		Grade & Depreciation	
Int vs Ext: SAME		Grade:	Market Adj:
Cathedral Ceiling:		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
<a href="#">024000008</a>	2010-04-30	188,000	1,728	COLONIAL NEW	2009	C
<a href="#">050500003</a>	2010-05-14	144,900	1,571	COLONIAL OLD	1927	B-
<a href="#">068700007</a>	2010-09-03	88,000	1,440	COLONIAL OLD	1911	C
<a href="#">043250059</a>	2011-08-31	55,000	1,023	OLD STYLE	1912	C
<a href="#">030700027</a>	2011-11-29	70,000	1,185	COLONIAL OLD	1911	C