

A PUBLIC AUCTION



30 MASSASOIT STREET

- SINGLE FAMILY OLD STYLE HOME
- ±1,615 S/F OF TOTAL LIVING AREA
- GAS STEAM HEAT
- PARCEL ID: 08357-0008
- ZONED: RESIDENTIAL B

- (7) ROOMS W/ (4) BEDROOMS & (1½) BATHS
- FULL BASEMENT
- LAND AREA: **±5,445 S/F**
- ASSESSED VALUE: **\$76,700.00**

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

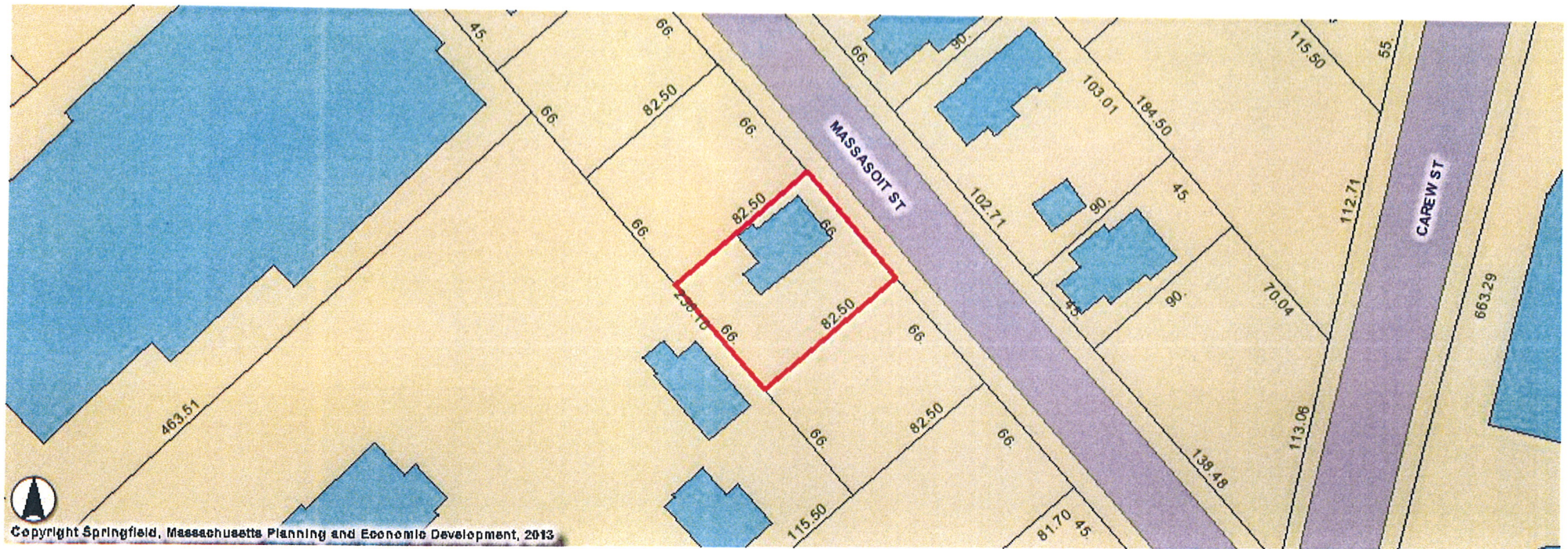
★ LOCATED IN MEMORIAL SQUARE
NEIGHBORHOOD

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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

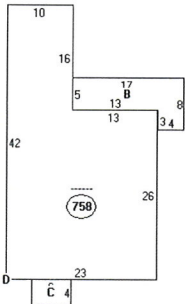
Situs: 30 MASSASOIT ST	Map ID: 083570008	Class: Single Family Residence	Card: 1 1 of 1
Assessed Owner SPRINGFIELD CITY OF 36 COURT ST SPRINGFIELD MA 01103		General Information Living Units: 1 Neighborhood: 107 Alternate: Vol / Pg: District: COS Zoning: R2 Class: RESIDENTIAL	

Photo



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Diagram



Descriptor/Area
A: 758 sqft
B: 1Fr/8 97 sqft
C: EP 24 sqft
D: RP1 512 sqft

Click to view enlarged version

Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT	5,445		19,140
Total Acres: 0.1250				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	19,100	19,100	19,100		19,100
Building	57,600	57,600	70,800		57,600
Total	76,700	76,700	89,900	0	76,700
Value Flag: MARKET APPROACH					

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1983-01-26	0	LAND + BLDG	05380 / 0371	STROGANOW, PETER P A	STROGANOW, ALEXANDER P
1988-03-30	0	LAND + BLDG	06790 / 0251	STROGANOW PETER P A & DIANNAL	STROGANOW ALEXANDER P & PETER
2013-03-15	0	LAND + BLDG	19730 / 464	SPRINGFIELD CITY OF	STROGANOW PETER P A & DIANNA LEE

Dwelling Information			Basement		
Style: OLD STYLE	Year Build: 1910		Basement: FULL	# Car Bsmt Gar: 0	
Story Height: 2.00	Eff Year Built: 0		FBLA Size: 0	FBLA Type:	
Attic: NONE	Ground Floor Area: 758		Rec Rm Size:	Rec Rm Type:	
Exterior Walls: FRAME	Amenities:				
Masonry Trim:	Total Living Area: 1,613				
Color: WHITE					

Heating		Fireplaces		Room Detail	
Heat Type: BASIC		Stacks: 0		Bedrooms: 4	Full Baths: 1
Fuel Type: GAS		Openings: 0		Family Rooms: 0	Half Baths: 1
System Type: STEAM		Pre-Fab: 0		Kitchens:	Extra Fixtures: 0
				Total Rooms: 7	Bath Type:
				Kitchen Type:	Bath Remod: NO
				Kitchen Remod: NO	

Adjustments		Grade & Depreciation	
Int vs Ext: POORER	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
1	PLASTIC LINER POOL	1990	16	32	1.00	512	C

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
125900035	2010-01-05	83,500	2,117	COLONIAL OLD	1905	C
099350056	2010-04-21	97,000	1,988	COLONIAL OLD	1910	C+
028200090	2010-05-28	119,900	2,289	COLONIAL OLD	1900	B-
010850055	2010-09-03	87,000	1,744	OLD STYLE	1901	C+
125900036	2011-04-11	85,000	2,102	COLONIAL OLD	1913	C