

A PUBLIC AUCTION



48 APPLETON STREET

- SINGLE FAMILY COLONIAL STYLE HOME
- ±1,695 S/F OF TOTAL LIVING AREA
- FIREPLACE
- PARCEL ID: 00530-0007
- ZONED: RESIDENTIAL B
- (7) ROOMS W/ (3) BEDROOMS & (1½) BATHS
- GAS STEAM HEAT
- FULL BASEMENT
- LAND AREA: **±5,000 S/F**
- ASSESSED VALUE: **\$112,100.00**

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

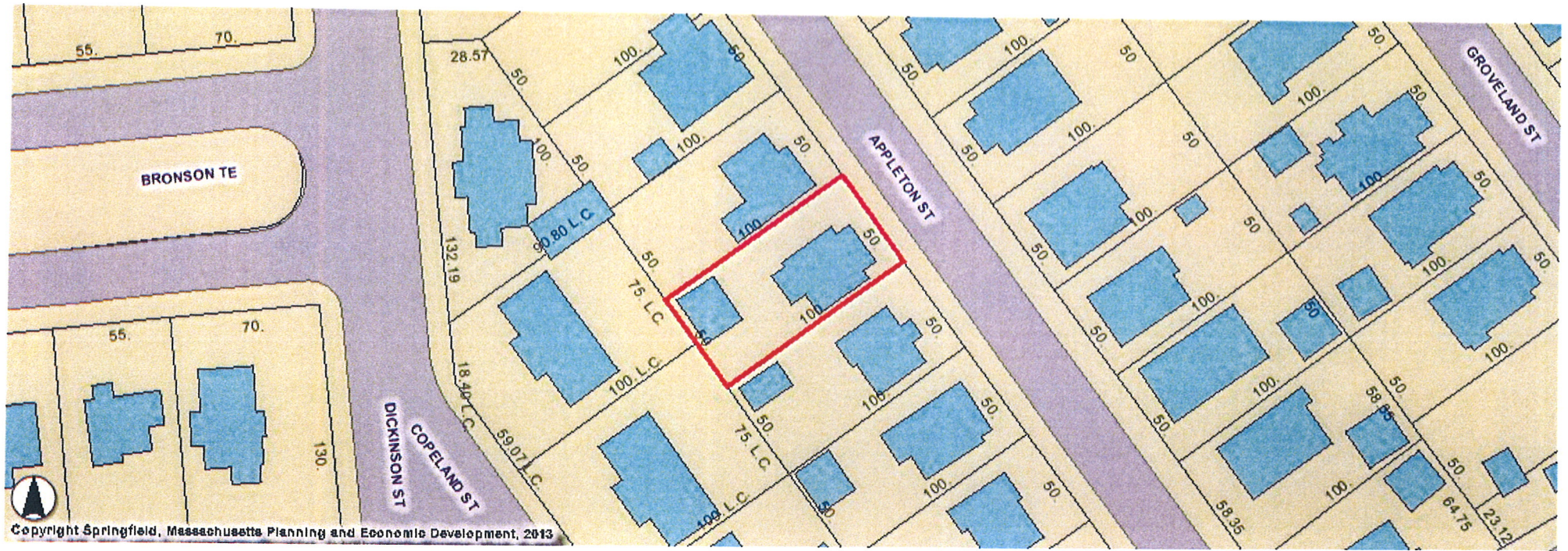
★ LOCATED IN FOREST PARK NEIGHBORHOOD

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Springfield, Massachusetts


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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 48 APPLETON ST Map ID: 005300007 Class: Single Family Residence Card: 1 1 of 1

Assessed Owner

RIVERA LUIS A & LIZETTE
48 APPLETON ST
SPRINGFIELD MA 01108

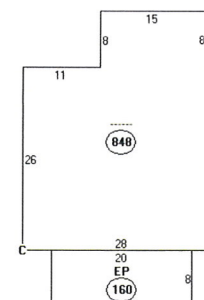
General Information

Living Units: 1
Neighborhood: 131
Alternate:
Vol / Pg:
District: COS
Zoning: R2
Class: RESIDENTIAL

Photo


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Diagram



Descriptor/Area

A: ---
848 sqft
B: EP
160 sqft
C: RG1
414 sqft

[Click to view enlarged version](#)

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT	5,000		31,320
Total Acres: 0.1148				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	31,300	31,300	31,300		31,300
Building	80,800	80,800	88,900		80,800
Total	112,100	112,100	120,200	0	112,100

Value Flag: MARKET APPROACH

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
2007-01-20	702130	300	REPAIR	100

Sales/Ownership History				
Transfer Date	Price	Type	Deed Reference	Grantee
1987-05-15	0	LAND + BLDG	06487 / 22	HARTFIELD WALTER R
1989-05-12	0	LAND + BLDG	07166 / 0042	HARTFIELD WALTER R & CAROLYNR
1998-04-02	39,200	LAND + BLDG	10225 / 0256	RI WATERMAN PROPERTIES INC
1998-07-24	61,500	LAND + BLDG	10379 / 0384	RIVERA LUIS A & LIZETTE

Dwelling Information		Basement	
Style: OLD STYLE	Year Built: 1926	Basement: FULL	# Car Bsmt Gar: 0
Story Height: 2.00	Eff Year Built: 0	FBLA Size:	FBLA Type:
Attic: NONE	Ground Floor Area: 848	Rec Rm Size:	Rec Rm Type:
Exterior Walls: ASBESTOS	Amenities:		
Masonry Trim:	Total Living Area: 1,696		
Color: WHITE			

Heating		Room Detail	
Heat Type: BASIC	Fireplaces	Bedrooms: 3	Full Baths: 1
Fuel Type: GAS	Stacks: 1	Family Rooms: 0	Half Baths: 1
System Type: STEAM	Openings: 1	Kitchens:	Extra Fixtures: 0
	Pre-Fab: 0	Total Rooms: 7	Bath Type:
		Kitchen Type:	Bath Remod: NO
		Kitchen Remod: YES	

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
1	GARAGE - WD/CB	1930	18	23	1.00	414
						D

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
015200009	2010-06-25	110,000	1,580	OLD STYLE	1911	C
081600020	2011-06-20	133,000	1,678	COLONIAL OLD	1927	C
007150007	2011-07-29	99,000	1,520	OLD STYLE	1920	C
116500010	2011-08-12	149,900	1,723	COLONIAL OLD	1935	C
040100096	2011-11-22	118,000	1,523	OLD STYLE	1925	C