

A PUBLIC AUCTION



60-62 SUFFOLK STREET

- 2 STORY TWO FAMILY HOUSE
- ±1,650 S/F OF TOTAL LIVING AREA
- FULL BASEMENT
- PARCEL ID: 11260-0013
- ZONED: RESIDENTIAL B

- (10) ROOMS W/ (6) BEDROOMS & (2) BATHS
- GAS STEAM HEAT
- LAND AREA: ±4,095 S/F
- ASSESSED VALUE: \$73,400.00

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

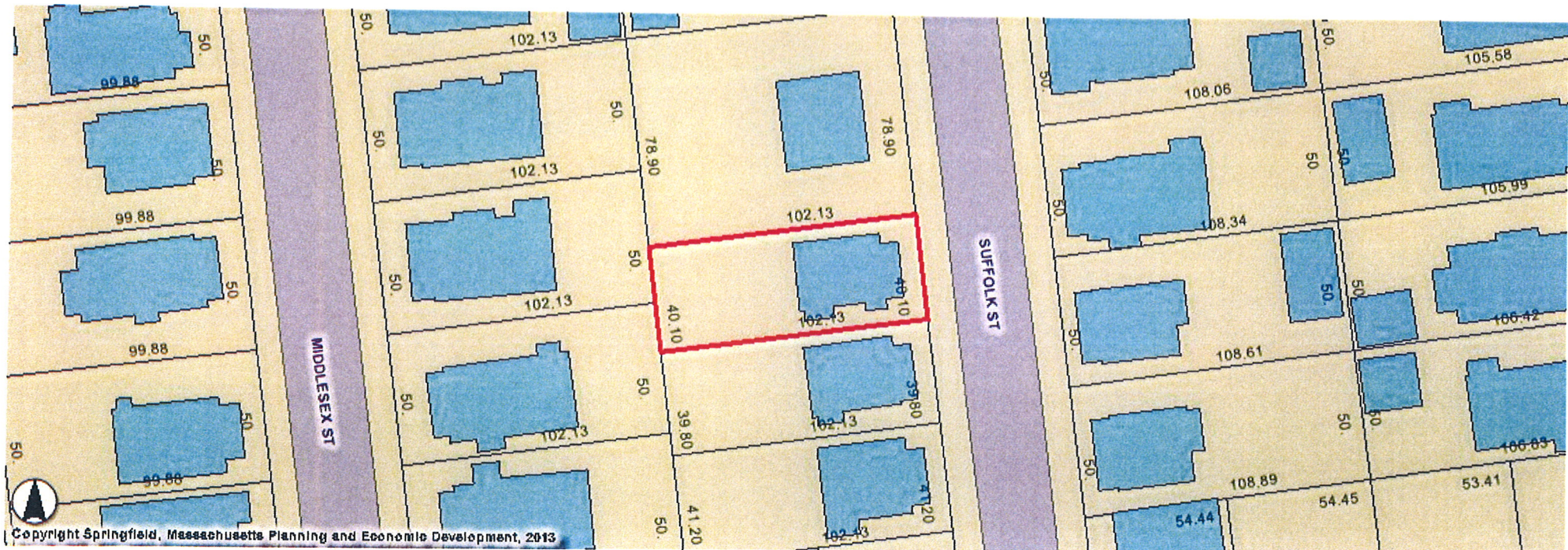
★ LOCATED IN UPPER HILL NEIGHBORHOOD

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

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Springfield, Massachusetts



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RESIDENTIAL PROPERTY RECORD CARD

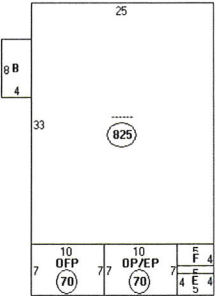
CITY OF SPRINGFIELD

Situs: 60 SUFFOLK ST	Map ID: 112600013	Class: Two-Family	Card: 1 1 of 1
Assessed Owner SPRINGFIELD CITY OF 36 COURT ST SPRINGFIELD MA 01103		General Information Living Units: 2 Neighborhood: 122 Alternate: Vol / Pg: District: COS Zoning: R2 Class: RESIDENTIAL	

Photo

No photo available

Diagram



- Descriptor/Area
- A: ---
 - 825 sqft
 - B: OP/OP
 - 32 sqft
 - C: OFP
 - 70 sqft
 - D: OP/EP
 - 70 sqft
 - E: OFP
 - 20 sqft
 - F: EP
 - 20 sqft

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Land Information					
Type	Size	Influence Factors	Influence %	Value	
PRIMARY	SQUARE FOOT	4,095		22,480	
Total Acres: 0.0940					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	22,500	22,500	22,500		22,500
Building	50,900	50,900	57,400		50,900
Total	73,400	73,400	79,900	0	73,400
Value Flag: MARKET APPROACH					

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
1986-03-14	35,000	LAND + BLDG	06033 / 0223	BELL DORIS	MCANDREWS FLORENCE
2007-11-27	0		07038 / 535	SPRINGFIELD CITY OF	PEREZ JOSE
1997-07-18	63,000	LAND + BLDG	09933 / 0058	WILMOT ELSWORTH	BELL DORIS
1999-01-14	30,000	LAND + BLDG	10611 / 0178	BANKERS TRUST COMPANY OF CALIF	BANKERS TRUST COMPANY OF CALIF
2000-01-20	24,000	LAND + BLDG	11071 / 0598	B & V PROPERTIES INC	BANKERS TRUST COMPANY OF CALIF
2000-10-05	72,000	LAND + BLDG	11362 / 0300	PEREZ JOSE	B & V PROPERTIES INC
2009-05-19	19,950		17796 / 473	AINA OYEDELE OLAYINKA	SPRINGFIELD CITY OF
2013-05-08	0	LAND + BLDG	19810 / 50	SPRINGFIELD CITY OF	AINA OLAYINKA OYEDELE

Dwelling Information Style: TWO FAMILY Story Height: 2.00 Attic: NONE Exterior Walls: FRAME Masonry Trim: Color: BROWN Year Build: 1922 Eff Year Built: 0 Ground Floor Area: 825 Amenities: Total Living Area: 1,650		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: 6 Family Rooms: 0 Kitchens: Total Rooms: 10 Kitchen Type: Kitchen Remod: NO Full Baths: 2 Half Baths: 0 Extra Fixtures: 1 Bath Type: Bath Remod: NO	
Adjustments Int vs Ext: SAME Cathedral Ceiling: Unfinished Area: 0 Unheated Area:		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
037300025	2010-03-12	130,000	2,430	TWO FAMILY	1916	C
002000123	2010-11-09	81,500	1,820	DUPLEX	1966	C
090850041	2011-01-11	110,000	2,392	TWO FAMILY	1924	C
030400013	2011-03-21	90,000	2,365	TWO FAMILY	1919	C
122820958	2011-09-27	100,000	2,652	TWO FAMILY	1903	C