

# A PUBLIC AUCTION



## 74 MONMOUTH STREET

- 2½ STORY TWO FAMILY HOUSE
- ±4,575 S/F OF TOTAL LIVING AREA
- ALUMINUM/VINYL SIDING
- PARCEL ID: 08750-0019
- ZONED: RESIDENTIAL A

- (14) ROOMS W/ (8) BEDROOMS & (2) BATHS
- GAS STEAM HEAT
- FULL BASEMENT
- (2) FIREPLACES
- LAND AREA: ±10,060 S/F
- ASSESSED VALUE: \$121,800.00

### 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 MCKNIGHT NATIONAL  
REGISTER DISTRICT

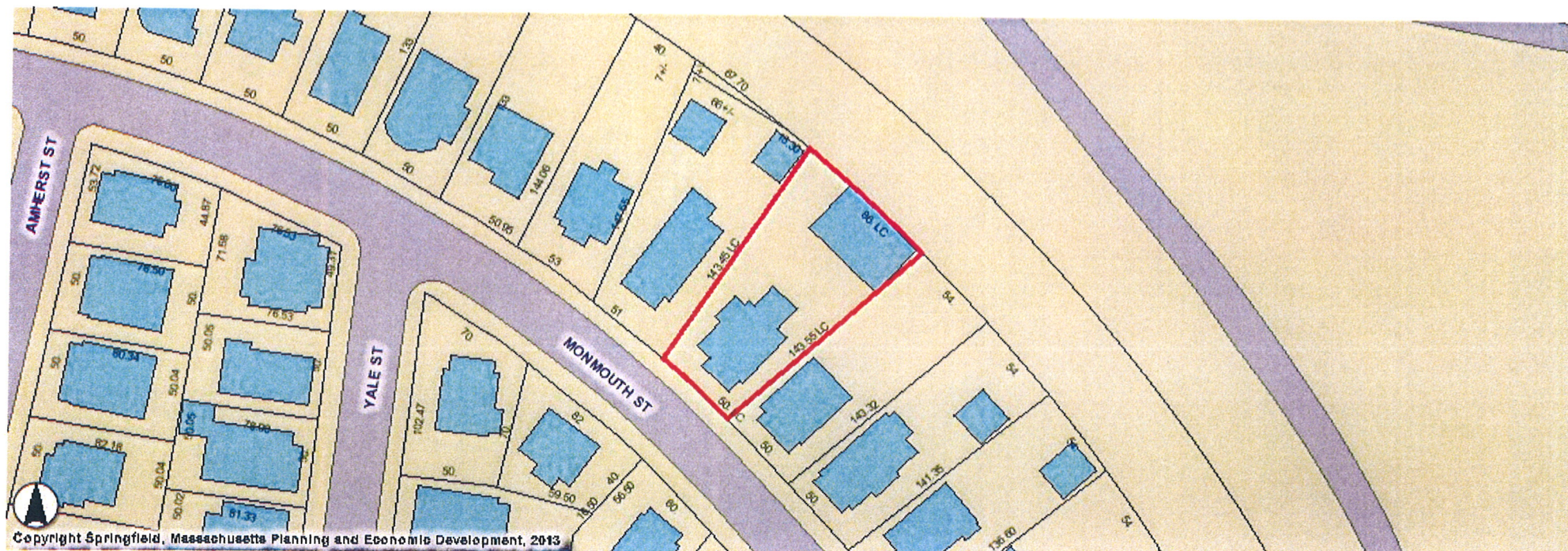
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Established 1932

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# Springfield, Massachusetts



- HOME
- RESIDENTS
- BUSINESS
- LEISURE
- GOVERNMENT
- CALENDAR

Home / Finance / Assessors / Assessors Database Search / Results

## RESIDENTIAL PROPERTY RECORD CARD

## CITY OF SPRINGFIELD

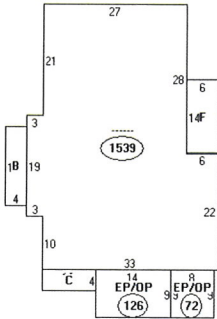
|   |                   |  |                |
|---|-------------------|--|----------------|
| Situs: 74 MONMOUTH ST   | Map ID: 087500019 | Class: Two-Family  | Card: 1 1 of 1 |
| <b>Assessed Owner</b><br><br>SPRINGFIELD CITY OF<br>36 COURT ST<br>SPRINGFIELD MA 01103 |                   | <b>General Information</b><br><br>Living Units: 2<br>Neighborhood: 114<br>Alternate:<br>Vol / Pg:<br>District: COS<br>Zoning: R1<br>Class: RESIDENTIAL |                |

Photo



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Diagram



Descriptor/Area  
A: ---  
1539 sqft  
B: 2F/8  
60 sqft  
C: 2FBAY/8  
40 sqft  
D: EP/OP  
126 sqft  
E: EP/OP  
72 sqft  
F: 1F/OP  
84 sqft

### Land Information

| Type                | Size        | Influence Factors | Influence % | Value  |
|---------------------|-------------|-------------------|-------------|--------|
| PRIMARY             | SQUARE FOOT | 10,061            |             | 20,840 |
| Total Acres: 0.2310 |             |                   |             |        |

### Assessment Information

|          | Assessed | Appraised | Cost    | Income | Market  |
|----------|----------|-----------|---------|--------|---------|
| Land     | 20,800   | 20,800    | 20,800  |        | 20,800  |
| Building | 101,000  | 101,000   | 98,400  |        | 101,000 |
| Total    | 121,800  | 121,800   | 119,200 | 0      | 121,800 |

Value Flag: MARKET APPROACH



| Permit Information |        |       |         |            |  |
|--------------------|--------|-------|---------|------------|--|
| Date Issued        | Number | Price | Purpose | % Complete |  |
|                    |        |       |         |            |  |

| Sales/Ownership History |       |             |                |                     |                            |
|-------------------------|-------|-------------|----------------|---------------------|----------------------------|
| Transfer Date           | Price | Type        | Deed Reference | Grantee             | Grantor                    |
| 1966-01-18              | 0     | LAND + BLDG |                | WALLACE WILLIE S    | FISHER JAMES R & ELIZABETH |
| 2013-06-04              | 0     | LAND + BLDG |                | SPRINGFIELD CITY OF | WALLACE CYNTHIA BELINDA    |

|   |   |
|---|---|
| <p style="text-align: center;"><b>Dwelling Information</b></p> <div style="display: flex; justify-content: space-between;"> <div> <p>Style: TWO FAMILY</p> <p>Story Height: 2.50</p> <p>Attic: NONE</p> <p>Exterior Walls: ALUM/VINYL</p> <p>Masonry Trim:</p> <p>Color: YELLOW</p> </div> <div> <p>Year Build: 1905</p> <p>Eff Year Built: 0</p> <p>Ground Floor Area: 1,539</p> <p>Amenities:</p> <p>Total Living Area: 4,516</p> </div> </div> | <p style="text-align: center;"><b>Basement</b></p> <div style="display: flex; justify-content: space-between;"> <div> <p>Basement: FULL</p> <p>FBLA Size:</p> <p>Rec Rm Size:</p> </div> <div> <p># Car Bsmt Gar: 0</p> <p>FBLA Type:</p> <p>Rec Rm Type:</p> </div> </div> |
|---|---|

|   |  |
|---|--|
| <p style="text-align: center;"><b>Heating</b></p> <p>Heat Type: BASIC</p> <p>Fuel Type: GAS</p> <p>System Type: STEAM</p> | <p style="text-align: center;"><b>Fireplaces</b></p> <p>Stacks: 2</p> <p>Openings: 2</p> <p>Pre-Fab: 0</p> |
|---|--|

|   |  |
|---|--|
| <p style="text-align: center;"><b>Room Detail</b></p> <p>Bedrooms: 8</p> <p>Family Rooms: 0</p> <p>Kitchens:</p> <p>Total Rooms: 14</p> <p>Kitchen Type:</p> <p>Kitchen Remod: NO</p> | <p>Full Baths: 2</p> <p>Half Baths: 0</p> <p>Extra Fixtures: 1</p> <p>Bath Type:</p> <p>Bath Remod: NO</p> |
|---|--|

|   |   |
|---|---|
| <p style="text-align: center;"><b>Adjustments</b></p> <p>Int vs Ext: SAME</p> <p>Cathedral Ceiling:</p> | <p>Unfinished Area: 0</p> <p>Unheated Area:</p> |
|---|---|

|   |   |
|---|---|
| <p style="text-align: center;"><b>Grade &amp; Depreciation</b></p> <p>Grade:</p> <p>Condition:</p> <p>CDU:</p> <p>Cost &amp; Design:</p> <p>% Complete:</p> | <p>Market Adj:</p> <p>Functional:</p> <p>Economic:</p> <p>% Good Ovr:</p> |
|---|---|

| 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="#">111700394</a> | 2010-02-25 | 118,000    | 3,356 | TWO FAMILY   | 1902 C         |
| <a href="#">010850063</a> | 2010-06-22 | 130,000    | 3,498 | THREE FAMILY | 1906 C         |
| <a href="#">122010044</a> | 2010-06-11 | 110,000    | 3,185 | TWO FAMILY   | 1908 B+        |
| <a href="#">198050020</a> | 2011-05-31 | 95,000     | 2,728 | TWO FAMILY   | 1923 C         |
| <a href="#">070750011</a> | 2011-06-10 | 70,000     | 3,935 | THREE FAMILY | 1902 C         |