

A PUBLIC AUCTION



1112 WORCESTER STREET

- TWO STORY TWO FAMILY HOUSE
- ±2,710 S/F OF TOTAL LIVING AREA
- GAS STEAM HEAT
- PARCEL ID: 12525-0337
- ZONED: RESIDENCE B
- (8) ROOMS W/ (4) BEDROOMS & (2) BATHS
- FULL BASEMENT
- LAND AREA: ±22,500 S/F
- ASSESSED VALUE: \$51,700.00

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 INDIAN ORCHARD
NEIGHBORHOOD

Corporate Office
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MA Auc. Lic. #161

Aaron Posnik & Co., Inc.
Established 1932

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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 1112 WORCESTER ST	Map ID: 125250337	Class: Two-Family	Card: 1 of 1	Tax year 2014
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Current Owner
UN VANNA K
1112 WORCESTER STREET
INDIAN ORCHARD
MA 01151

General Information
Living Units 2
Neighborhood 101
Alternate Id
Vol/Pg
District COS
Zoning R2
Class RESIDENTIAL



Land Information
Type Size Influence Factors Influence % Value
PRIMARY SQUARE FOOT 22,500 32,600
Total Acres: 0.5165

Permit Information
Date Issued Number Price Purpose % Complete

Assessment Information
Assessed Appraised Cost Income Market
Land 32,600 32,600 32,600 0 32,600
Building 17,900 19,100 14,400 0 19,100
Total 50,500 51,700 47,000 0 51,700
Value Flag MARKET APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2014-01-16	0	LAND + BLDG	20166/569	SPRINGFIELD CITY OF	UN VANNA K
2003-02-05	105,000	LAND + BLDG	12927/0517	UN VANNA K	ALVES ANIBAL C & CARLA A
1991-02-08	115,000	LAND + BLDG	07637/0580	ALVES ANIBAL C & CARLA A	KOPEC IRENE M
1991-02-08	0	LAND + BLDG	07637/0579	ALVES ANIBAL C & CARLA A	KOPEC GILMORE DARLENE, EILEEN

Dwelling Information

Style TWO FAMILY Year Built 1896
 Story height 2.50 Eff Year Built 0
 Attic NONE Ground Floor 978 Area
 Exterior Walls FRAME Amenities
 Masonary Trim Total Living Area 2,710
 Color NATURAL

Basement

Basement FULL Car Bsmt Gar 0
 FBLA Size FBLA Type
 Rec Rm Size Rec Rm Type

Heating & Cooling

Heat Type BASIC Stacks 0
 Fuel Type OIL Openings 0
 System Type STEAM Pre-Fab 0

Fireplaces

Room Detail

Bedrooms 4 Full Baths 2
 Family Rooms 2 Half Baths 0
 Kitchens Extra Fixtures 0

Total Rooms 8

Kitchen Type

Kitchen Remod NO

Bath Type

Bath Remod NO

Adjustments

Int vs Ext SAME Unfinished Area 0

Cathedral Ceiling

Unheated

Grade & Depreciation

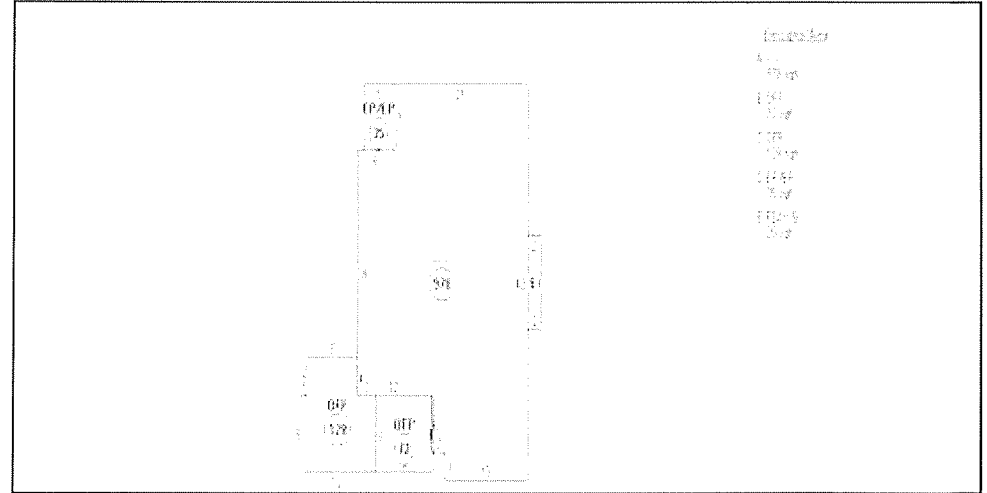
Grade C Market Adj 0.00

Condition UNSOUND Functional

CDU UNSOUND Economic

Cost & Design % Good Ovr

% Complete



Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
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Comparable Sales Summary

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
062320049	2011-07-29	85,500	2,609	18	1908	C
100000034	2011-07-29	134,500	2,910	18	1923	C
081320093	2012-04-27	130,000	2,131	18	1924	C
125250452	2013-03-22	160,000	2,688	12	2003	C
091820231	2013-08-23	130,000	2,616	18	1905	C