

# A PUBLIC AUCTION



TO BE SOLD IN ITS ENTIRETY

## 1579 STATE STREET

- SINGLE STORY COMMERCIAL BUILDING
- ±1,565 S/F OF TOTAL BUILDING AREA
- OVERHEAD DOOR
- PARCEL ID: 11110-0340
- LAND AREA: ±12,500 S/F
- ZONED: BUSINESS A

### 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.

Corporate Office  
83 State Street  
Springfield, MA 01103

413-733-5238 Fax 731-5946  
MA Auc. Lic. #161

• [www.posnik.com](http://www.posnik.com) • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: [info@posnik.com](mailto:info@posnik.com) •

## Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.  
Established 1932

## REAR 1579 STATE STREET

- ASSESSED VALUE: **\$96,800.00**
- STEAM HEAT
- ±12 FT. CEILING HEIGHT
- VACANT COMMERCIAL LOT
- PARCEL ID: 11110-0341
- LAND AREA: ±6,000 S/F
- ZONED: BUSINESS A
- ASSESSED VALUE: **\$63,300.00**

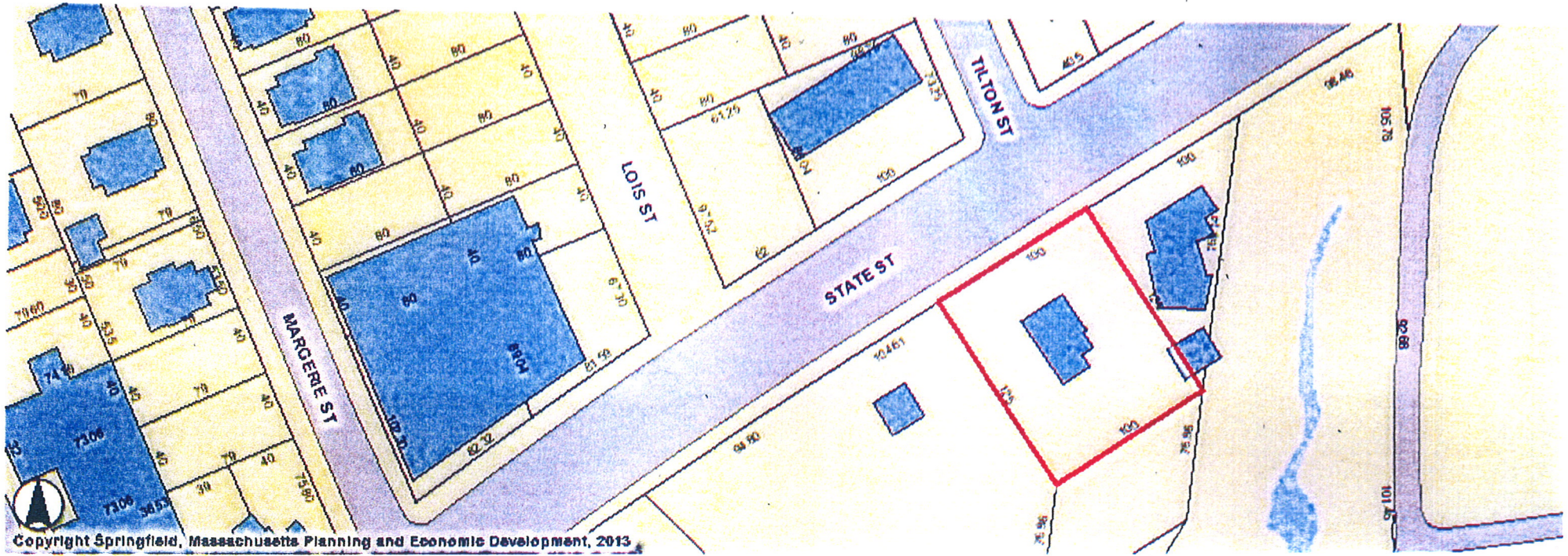
★ PROPERTY CANNOT BE USED FOR  
ANY AUTO RELATED USES

★ LOCATED IN PINE POINT  
NEIGHBORHOOD

Branch Office  
P.O. Box 247

Malvern (Philadelphia), PA 19355  
610-853-6655 Fax 853-6633  
PA Auc. Lic. #AY000241L

June 2, 2014  
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**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: 1579 STATE ST</b>	<b>Map ID: 111100340</b>	Class:	Card: 1 of 1	Tax year 2014
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<p><b>Current Owner</b>                  SPRINGFIELD CITY OF                   36 COURT ST                   SPRINGFIELD                  MA 01103</p>	<p><b>General Information</b>                  Living Units                  Neighborhood 404                  Alternate Id                  Vol/Pg                  District COS                  Zoning B1                  Class EXEMPT</p>
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<b>Land Information</b>				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	12,500	LOCATION	-50	64,250
Total Acres: 0.2870				

<b>Permit Information</b>				
Date Issued	Number	Price	Purpose	% Complete

<b>Assessment Information</b>					
	Assessed	Appraised	Cost	Income	Market
Land	64,300	64,300	64,300	0	0
Building	32,500	32,500	32,500	0	0
Total	96,800	96,800	96,800	36,500	0
Value Flag COST APPROACH					

<b>Sales / Ownership History</b>					
<b>Transfer Date</b>	<b>Price</b>	<b>Type</b>	<b>Deed Reference</b>	<b>Grantee</b>	<b>Grantor</b>
2011-09-29	0	LAND + BLDG	18933/480	SPRINGFIELD CITY OF	MONTERO CARLOS
2003-06-04	125,000	LAND + BLDG	13255/0373	MONTERO CARLOS	PASTORECK CARL R
1987-03-30	147,500	LAND + BLDG	06431/87	PASTORECK CARL R	GROMACKI STANLEY JR
1985-07-17	50,000	LAND + BLDG	05853/0583	GROMACKI STANLEY JR	DEBARI RUTH C



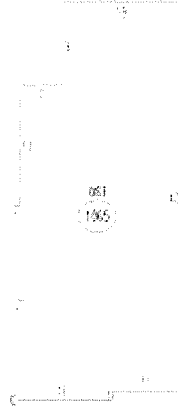
Situs: 1579 STATE ST

Map ID: 111100340

Class:

Card: 1 of 1

Tax year 2014

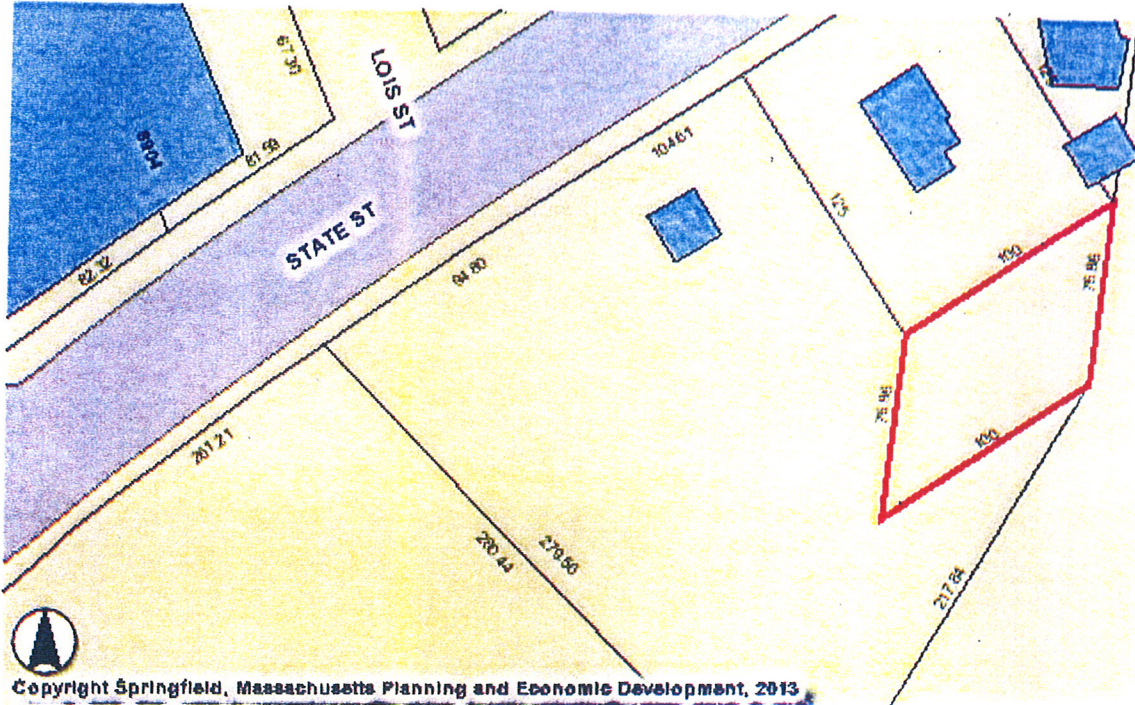


Legend  
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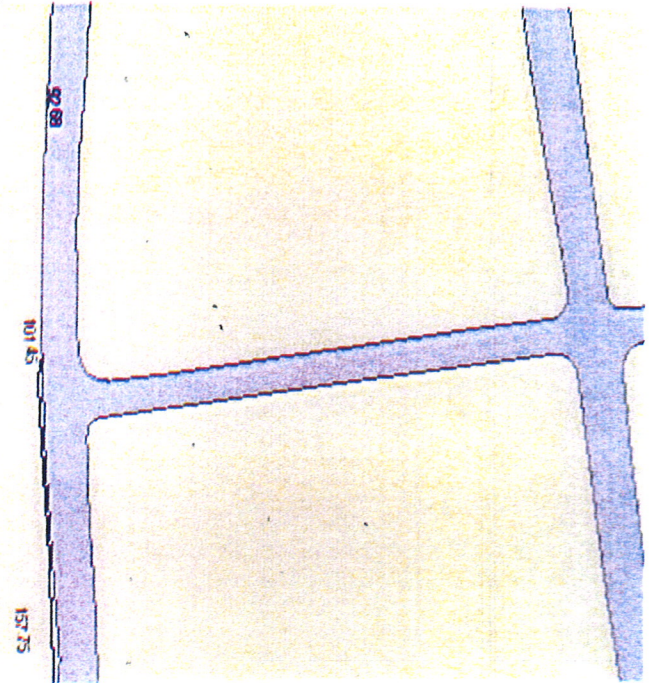
Additional Property Photo



June 2, 2014  
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**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: STATE ST</b>	<b>Map ID: 111100341</b>	Class:	Card: 1 of 1	Tax year 2014
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<b>Current Owner</b> SPRINGFIELD CITY OF  36 COURT ST  SPRINGFIELD MA 01103	<b>General Information</b> Living Units Neighborhood 404 Alternate Id Vol/Pg District COS Zoning B1 Class EXEMPT	
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<b>Land Information</b>				
Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	6,000	LOCATION	-50	56,780
Total Acres: 0.1377				

<b>Permit Information</b>					<b>Assessment Information</b>					
Date Issued	Number	Price	Purpose	% Complete		Assessed	Appraised	Cost	Income	Market
					Land	56,800	56,800	56,800	0	0
					Building	6,500	6,500	6,500	0	0
					Total	63,300	63,300	63,300	0	
Value Flag COST APPROACH										

<b>Sales / Ownership History</b>					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2012-02-15	0	LAND ONLY	19122/265	SPRINGFIELD CITY OF	MONTERO CARLOS
2003-06-04	0	LAND + BLDG	13255/0373	MONTERO CARLOS	PASTORECK CARL R
1987-03-30	0	LAND + BLDG	06431/87	PASTORECK CARL R	GROMACKI STANLEY JR
1985-07-17	0	LAND + BLDG	05853/0583	GROMACKI STANLEY JR	DEBARI RUTH C



