

# A PUBLIC AUCTION



TO BE SOLD IN ITS ENTIRETY

## 234-262 LIBERTY STREET

- BUILDING #1: ±27,180 S/F WAREHOUSE
- BUILDING #2: ±7,040 S/F WAREHOUSE
- LAND AREA: ±2 1/3 ACRES OF LAND
- PARCEL ID: 07770-0075
- ZONED: INDUSTRIAL A
- ASSESSED VALUE: \$781,200.00

## NS LIBERTY STREET

- VACANT INDUSTRIAL LOT
- LAND AREA: ±1½ ACRES OF LAND
- PARCEL ID: 07770-0071
- ZONED: INDUSTRIAL A
- ASSESSED VALUE: \$95,200.00

## NS LIBERTY STREET

- VACANT INDUSTRIAL LOT
- LAND AREA: ±12,165 S/F
- PARCEL ID: 07770-0073
- ZONED: INDUSTRIAL A
- ASSESSED VALUE: \$25,000.00

**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 METRO CENTER NEIGHBORHOOD

Corporate Office  
 83 State Street  
 Springfield, MA 01103  
 413-733-5238 Fax 731-5946  
 MA Auc. Lic. #161

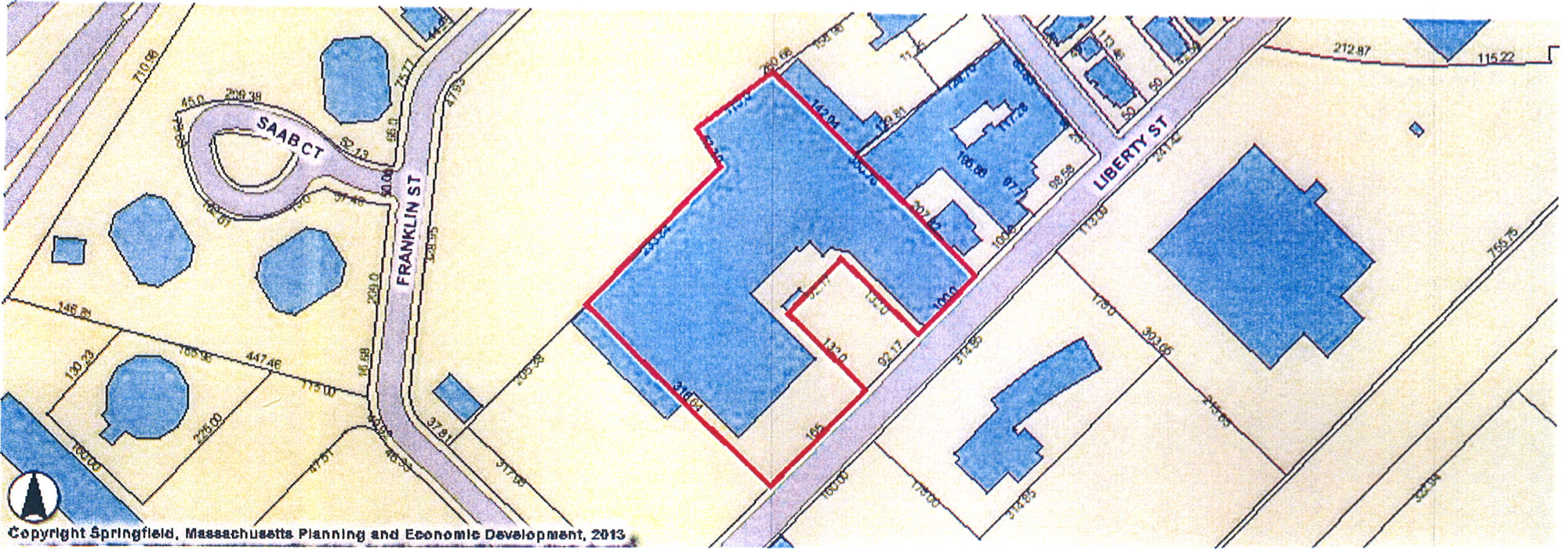
Aaron Posnik & Co., Inc.  
 Established 1932

Branch Office  
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June 2, 2014

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**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

**Situs: 234 262 LIBERTY ST** | **Map ID: 077700075** | Class: Storage, Warehouses And Distribution | Card: 1 of 3 | Tax year 2014

**Current Owner**  
 MACCORMACK STEVEN E &  
 JULIE E  
  
 P O BOX 575  
  
 SOMERS  
 CT 06071

**General Information**  
 Living Units  
 Neighborhood 308  
 Alternate Id  
 Vol/Pg  
 District COS  
 Zoning I2  
 Class CI



**Land Information**  
 Type Size Influence Factors Influence % Value  
 PRIMARY ACREAGE 2.43 LOCATION 107,200  
 Total Acres: 2.4300

**Permit Information**  
 Date Issued Number Price Purpose % Complete  
 2007-09-11 703221 300 OTHER DEMO UTILITY SHED 100

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	107,200	107,200	107,200	0	0
Building	674,000	674,000	623,900	0	0
Total	781,200	781,200	731,100	781,200	

Value Flag INCOME APPROACH

**Sales / Ownership History**

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2013-08-27	0	LAND + BLDG	19989/424	SPRINGFIELD CITY OF	MACCORMACK STEVEN E & JULIE E
2006-03-31	400,000	LAND + BLDG	15796/0310	MACCORMACK STEVEN E & JULIE E	HAMPDEN BRASS AND ALUMINUM COM

Situs: 234 262 LIBERTY ST

Map ID: 077700075

Class: Storage, Warehouses And Distribution

Card: 1 of 3

Tax year 2014



**Interior/Exterior Information**

Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Heating
1	B1		B1	100	3520 256	MULTI-USE OFFICE	8	FRAME	WOOD FRAME/JOIST/B	HW/STEAM
2	01		01	100	3520 256	MULTI-USE OFFICE	15	FRAME	WOOD FRAME/JOIST/B	HW/STEAM
3	01		01	0	8008 270	MULTI USE STORAGE	15	FRAME	WOOD FRAME/JOIST/B	UNIT HEAT
4	02		02	0	2080 184	MULTI USE STORAGE	15	MASONRY+FRM	FIRE PROOF	NONE
5	01		01	0	1800 220	MULTI USE STORAGE	15	MASONRY+FRM	FIRE PROOF	UNIT HEAT
6	02		02	0	1100 150	MULTI USE STORAGE	12	FRAME	WOOD FRAME/JOIST/B	UNIT HEAT
7	01		01	0	4416 280	MULTI USE STORAGE	15	FRAME	WOOD FRAME/JOIST/B	UNIT HEAT
8	02		02	0	2736 210	MULTI USE STORAGE	12	MASONRY+FRM	WOOD FRAME/JOIST/B	UNIT HEAT

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
2	FENCE	1950	1	400	1.00	400	C
1	PAVING ASPHALT PARKING	1970	1	5000	1.00	5000	C







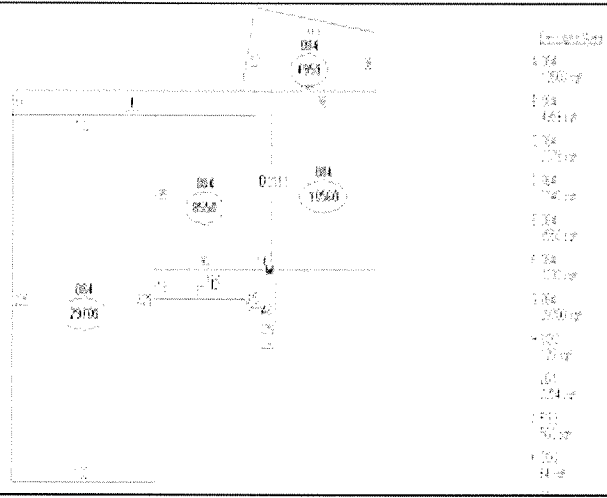


**Interior/Exterior Information**

Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Heating
2	01	01	0	4959	321	MULTI USE STORAGE	18	MASONRY+FRM	FIRE PROOF	UNIT HEAT
3	01	01	0	2379	312	MULTI USE STORAGE	18	FRAME	FIRE RESISTANT	UNIT HEAT
4	01	01	0	1540	28	MULTI USE STORAGE	18	MASONRY+FRM	FIRE RESISTANT	UNIT HEAT
5	01	01	0	8550	275	MULTI USE STORAGE	20	MASONRY+FRM	FIRE RESISTANT	UNIT HEAT
6	01	01	0	3330	237	MULTI USE STORAGE	12	MASONRY+FRM	FIRE RESISTANT	UNIT HEAT
7	01	01	0	29700	714	MULTI USE STORAGE	12	STONE	FIRE RESISTANT	UNIT HEAT

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
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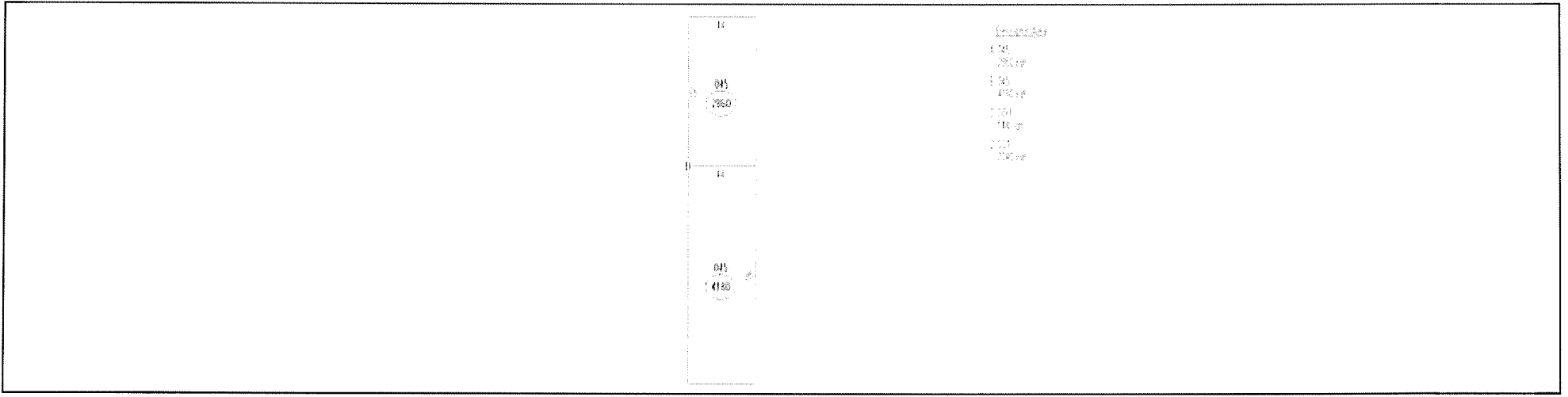
Additional Property Photo



Building Information		Building Other Features						
Year Built/Eff Year	1978	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
Building #	2	2	OVERHEAD DR-WOOD/MTL	144	1			2
Structure Type	WAREHOUSE	2	OVERHEAD DR-WOOD/MTL	144	1			2
Identical Units	1	2	OVERHEAD DR-WOOD/MTL	144	1			2
Total Units		2	OVERHEAD DR-WOOD/MTL	144	1			2
Grade	C	2	OVERHEAD DR-WOOD/MTL	144	1			2
# Covered Parking		2	OVERHEAD DR-WOOD/MTL	144	1			2
# Uncovered Parking		2	OVERHEAD DR-WOOD/MTL	144	1			2
DBA		1	SPRINKLER SYS WET	7040	1			1
Total Gross Building Area	7,040	1	SPRINKLER SYS WET	7040	1			1
		1	SPRINKLER SYS WET	7040	1			1
		1	SPRINKLER SYS WET	7040	1			1
		1	SPRINKLER SYS WET	7040	1			1
		1	SPRINKLER SYS WET	7040	1			1
		1	SPRINKLER SYS WET	7040	1			1

Interior/Exterior Information										
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Heating

Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade



Additional Property Photo







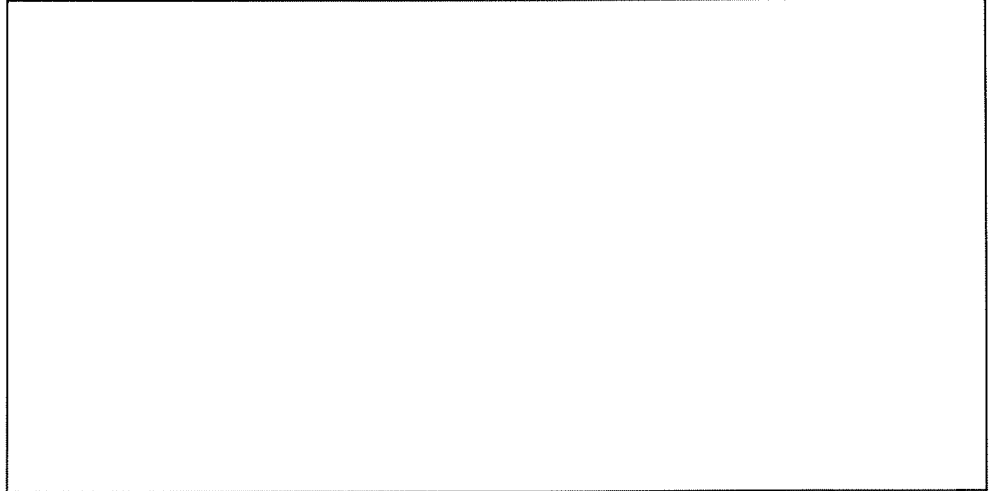
**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: LIBERTY ST</b>	<b>Map ID: 077700071</b>	Class: Parking Lots	Card: 1 of 1	Tax year 2014
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**Current Owner**  
 MACCORMACK STEVEN E &  
 JULIE E  
  
 P O BOX 575  
  
 SOMERS  
 CT 06071

**General Information**  
 Living Units  
 Neighborhood 308  
 Alternate Id  
 Vol/Pg  
 District COS  
 Zoning I2  
 Class IA



**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	64,673			69,520
Total Acres: 1.4847				

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	69,500	69,500	69,500	0	0
Building	25,700	25,700	25,700	0	0
Total	95,200	95,200	95,200	0	

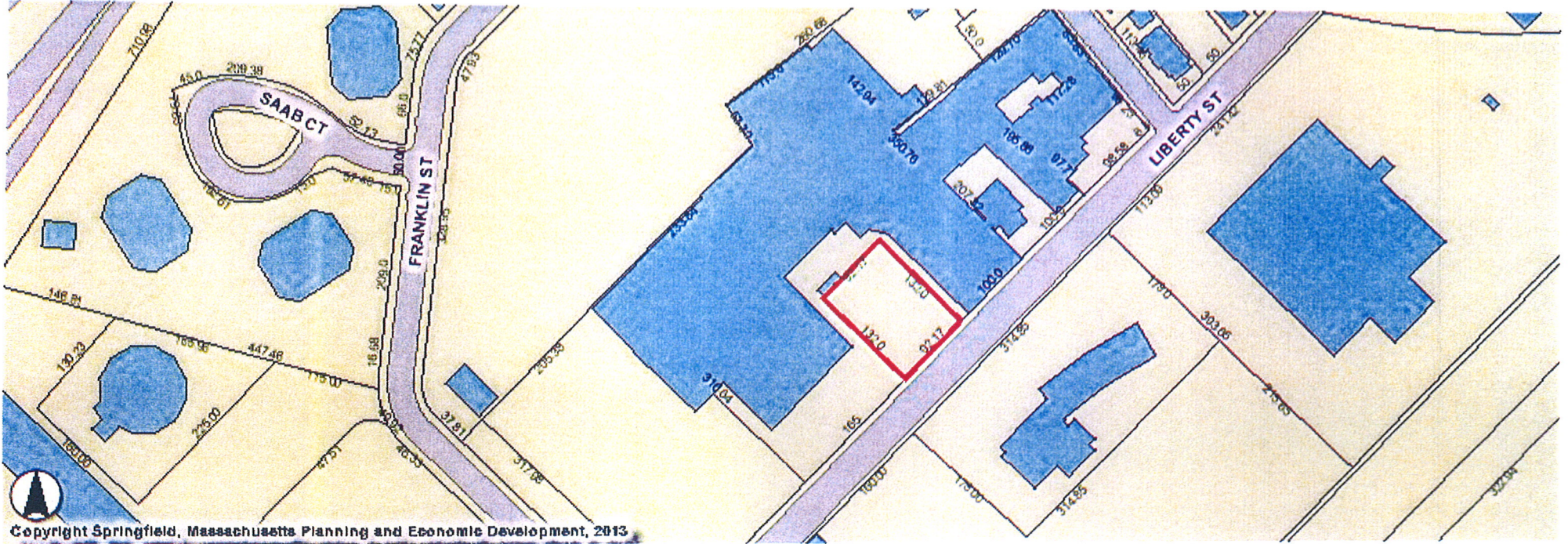
Value Flag COST APPROACH

**Sales / Ownership History**

Transfer Date	Price Type	Deed Reference	Grantee	Grantor
2013-08-27	0 LAND + BLDG	19989/424	SPRINGFIELD CITY OF	MACCORMACK STEVEN E & JULIE E
2006-03-31	0 LAND + BLDG	15796/0310	MACCORMACK STEVEN E & JULIE E	HAMPDEN BRASS AND ALUMINUM COM



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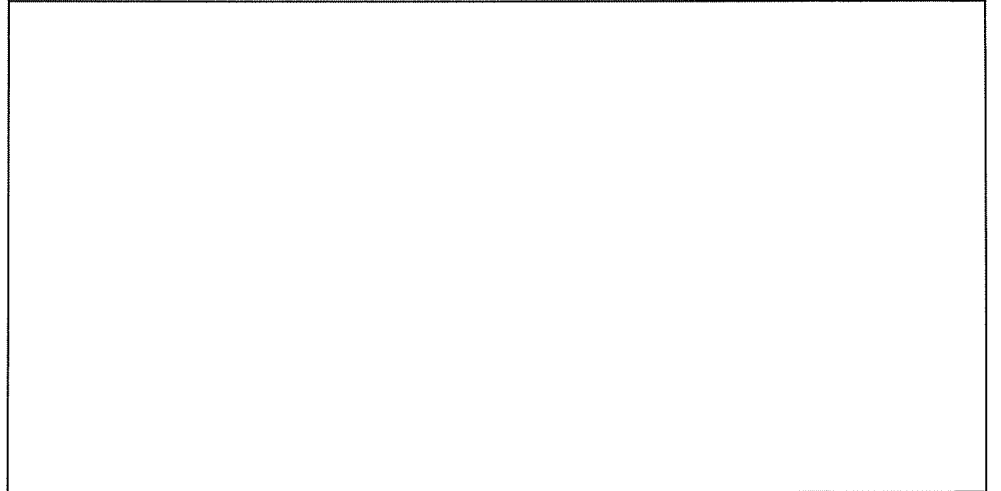
**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

**Situs: LIBERTY ST**      **Map ID: 077700073**      Class: Developable Land - Accessory To Industri      Card: 1 of 1      Tax year 2014

**Current Owner**  
 MACCORMACK STEVEN E &  
 JULIE E  
  
 P O BOX 754  
  
 SUFFIELD  
 CT 06078

**General Information**  
 Living Units  
 Neighborhood      308  
 Alternate Id  
 Vol/Pg  
 District      COS  
 Zoning      I2  
 Class      IV



**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	12,166			24,980
Total Acres: 0.2793				

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	25,000	25,000	25,000	0	0
Building	0	0	0	0	0
Total	25,000	25,000	25,000	0	0

Value Flag COST APPROACH

**Sales / Ownership History**

Transfer Date	Price Type	Deed Reference	Grantee	Grantor
2013-08-27	0 LAND ONLY	19989/424	SPRINGFIELD CITY OF	MACCODRMACK STEVEN E & JULIE E
2006-03-31	0 LAND + BLDG	15796/0310	MACCORMACK STEVEN E & JULIE E	HAMPDEN BRASS & ALUMINUM COMPA

