

A PUBLIC AUCTION



31 VARNEY STREET

- SINGLE STORY RANCH STYLE HOME
- ±1,200 S/F OF TOTAL LIVING AREA
- GAS HOT WATER HEAT
- PARCEL ID: 11823-0019
- ZONED: RESIDENCE A
- (5) ROOMS W/ (2) BEDROOMS & (1) BATH
- FULL BASEMENT
- 1-CAR ATTACHED GARAGE
- LAND AREA: ±15,505 S/F
- ASSESSED VALUE: \$147,000.00

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 FOREST PARK
NEIGHBORHOOD

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MA Auc. Lic. #161

Aaron Posnik & Co., Inc.
Established 1932

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610-853-6655 Fax 853-6633
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• www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 31 VARNEY ST

Map ID: 118230019

Class: Single Family Residence

Card: 1 of 1

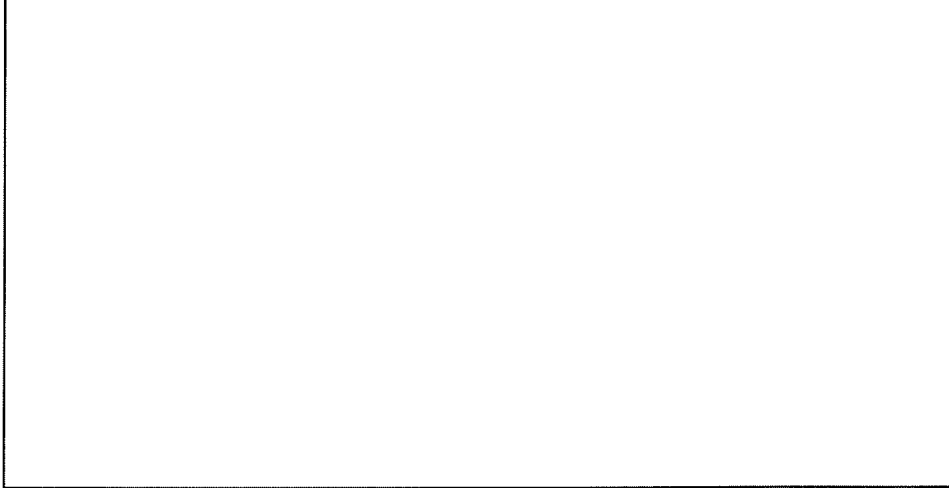
Tax year 2014

Current Owner
 KOENIG GRACE E

 31 VARNEY ST

 SPRINGFIELD
 MA 01108

General Information
 Living Units 1
 Neighborhood 132
 Alternate Id
 Vol/Pg
 District COS
 Zoning R1
 Class RESIDENTIAL



Land Information
 Type Size Influence Factors Influence % Value
 PRIMARY SQUARE FOOT 15,506 52,130
 Total Acres: 0.3560

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	52,100	52,100	52,100	0	52,100
Building	90,100	94,900	86,100	0	94,900
Total	142,200	147,000	138,200	0	147,000

Value Flag MARKET APPROACH

Sales / Ownership History

Transfer Date	Price Type	Deed Reference	Grantee	Grantor
2014-02-03	0 LAND + BLDG	20184/199	SPRINGFIELD CITY OF	KOENIG GRACE E
1955-11-16	0 LAND + BLDG	2431/283	KOENIG ALFRED E & GRACE E	S & D CONSTRUCTION CO OF AGAWAM INC

Dwelling Information

Style RANCH Year Built 1955
 Story height 1.00 Eff Year Built 0
 Attic NONE Ground Floor 966
 Exterior Walls FRAME Area
 Masonary Trim Amenities
 Color NATURAL Total Living Area 1,200

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 GAS Openings 0
 System Type HOT WATER Pre-Fab 0

Room Detail

Bedrooms 2 Full Baths 1
 Family Rooms 0 Half Baths 0
 Kitchens Extra Fixtures 0

Total Rooms 5

Kitchen Type

Kitchen Remod NO

Bath Type

Bath Remod NO

Adjustments

Int vs Ext SAME Unfinished Area 0

Cathedral Ceiling Unheated

Grade & Depreciation

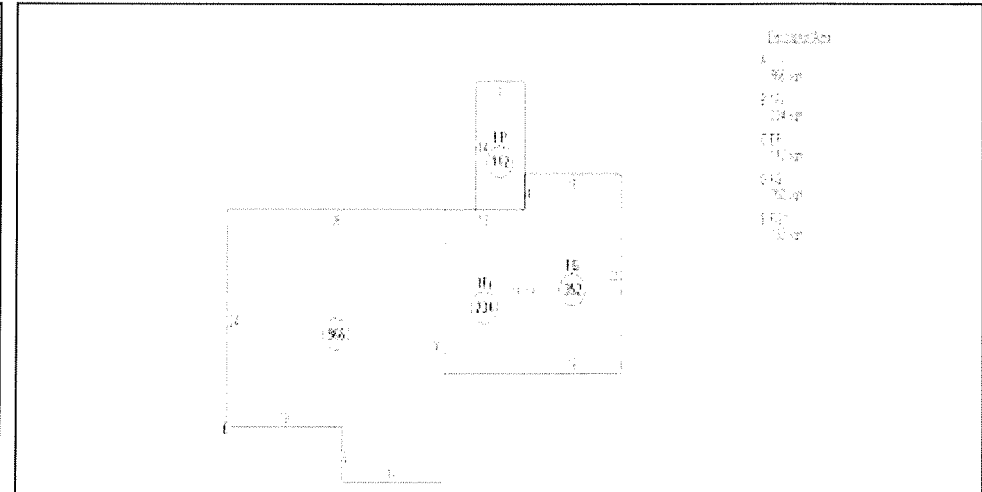
Grade C Market Adj 0.00

Condition AVERAGE Functional

CDU AVERAGE Economic

Cost & Design % Good Ovr

% Complete



Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	FRAME UTILITY SHED	1960	8	24	1.00	192	C

Comparable Sales Summary

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
018000052	2011-07-01	169,000	1,188	3	1956	C
042200213	2011-10-07	129,000	1,000	3	1960	C
115550046	2011-11-30	139,000	1,038	3	1950	C
018000050	2012-12-28	130,000	1,008	3	1956	C
033800011	2013-03-29	92,800	960	3	1975	C