

A PUBLIC AUCTION



80 BOWLES STREET

- TWO STORY OLD STYLE HOME
- ±1,625 S/F OF TOTAL LIVING AREA
- OIL STEAM HEAT
- PARCEL ID: 01692-0001
- ZONED: RESIDENCE B
- (7) ROOMS W/ (4) BEDROOMS & (1½) BATHS
- FULL BASEMENT
- VINYL SIDING
- LAND AREA: ±4,000 S/F
- ASSESSED VALUE: \$105,400.00

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 NATIONAL HISTORIC DISTRICT

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

P.O. Box 247

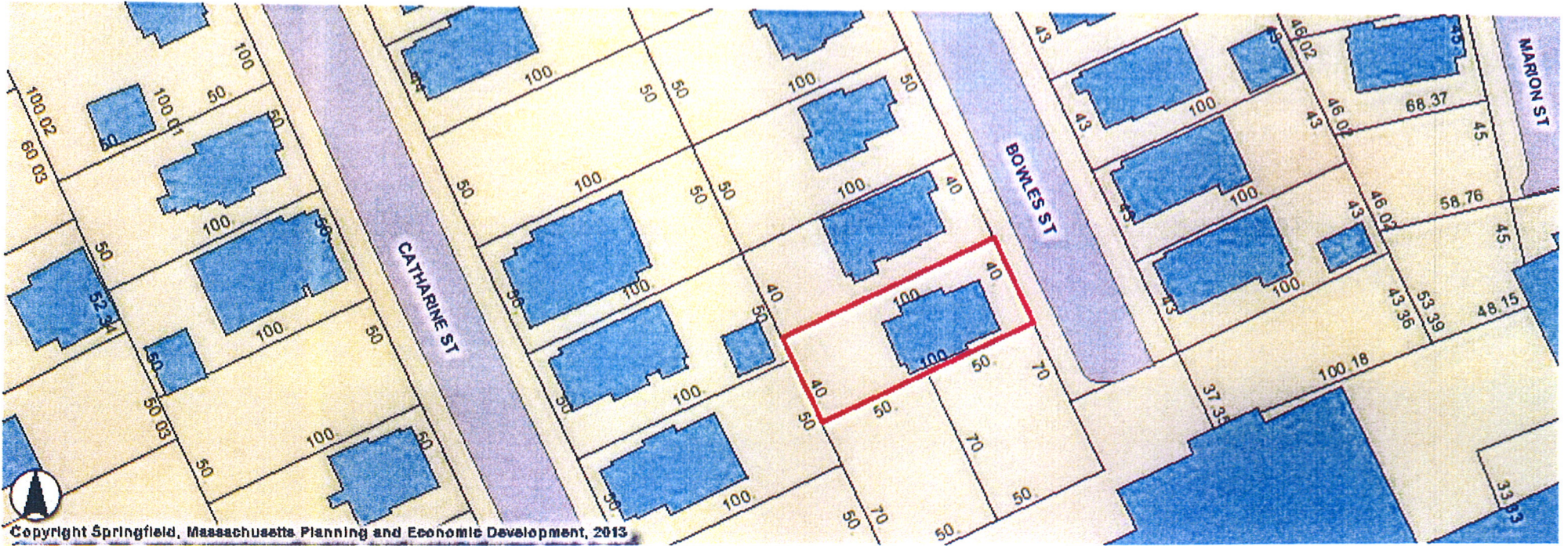
Malvern (Philadelphia), PA 19355

610-853-6655 Fax 853-6633

PA Auc. Lic. #AY000241L

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

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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 80 BOWLES ST	Map ID: 016920001	Class: Single Family Residence	Card: 1 of 1	Tax year 2014
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Current Owner
MOSELEY HOLLY L
80 BOWLES ST
SPRINGFIELD
MA 01109

General Information
Living Units 1
Neighborhood 114
Alternate Id
Vol/Pg
District COS
Zoning R2
Class RESIDENTIAL



Land Information
Type Size Influence Factors Influence % Value
PRIMARY SQUARE FOOT 4,000 18,200
Total Acres: 0.0918

Permit Information
Date Issued Number Price Purpose % Complete

Assessment Information
Assessed Appraised Cost Income Market
Land 18,200 18,200 18,200 0 18,200
Building 81,900 87,200 85,300 0 87,200
Total 100,100 105,400 103,500 0 105,400
Value Flag MARKET APPROACH

Sales / Ownership History
Transfer Date Price Type Deed Reference Grantee Grantor
2014-01-17 0 LAND + BLDG 20168/171 SPRINGFIELD CITY OF MOSELEY HOLLY L
2007-08-22 0 LAND + BLDG 16881/0094 SPRINGFIELD CITY OF MOSELEY HOLLY L ADM & WILLIAM EARL & BEN

Dwelling Information

Style OLD STYLE **Year Built** 1912
Story height 2.00 **Eff Year Built** 0
Attic UNFIN **Ground Floor Area** 680
Exterior Walls ALUM/VINYL **Amenities**
Masonry Trim **Total Living Area** 1,624
Color YELLOW

Basement

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

Heating & Cooling

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

Room Detail

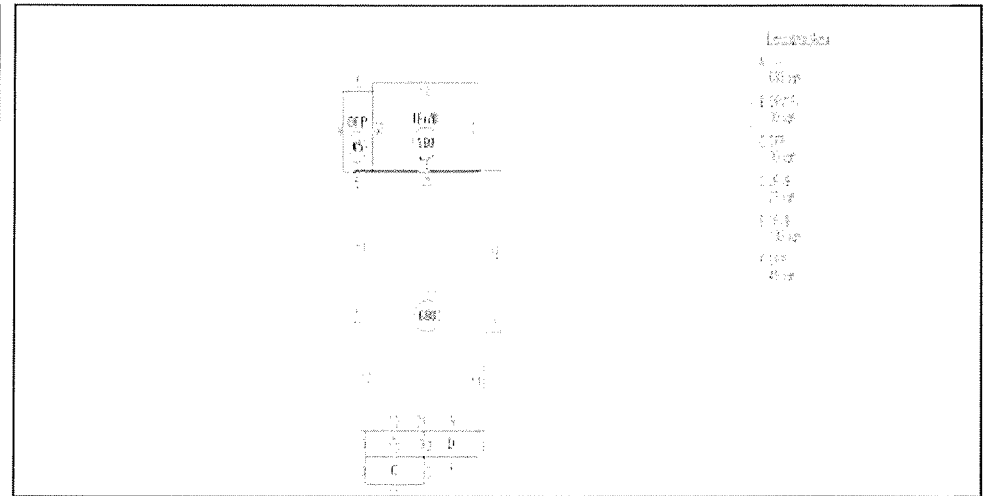
Bedrooms 4 **Full Baths** 1
Family Rooms 0 **Half Baths** 1
Kitchens **Extra Fixtures** 0
Total Rooms 7
Kitchen Type **Bath Type**
Kitchen Remod NO **Bath Remod** NO

Adjustments

Int vs Ext POORER **Unfinished Area** 0
Cathedral Ceiling **Unheated**

Grade & Depreciation

Grade C **Market Adj** 0.00
Condition AVERAGE **Functional**
CDU FAIR **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
036400011	2011-09-30	175,000	2,746	5	1901	B+
028400031	2012-06-19	108,000	1,573	8	1913	C
069250045	2012-07-31	145,000	1,402	9	1947	C+
099350010	2013-06-24	128,000	2,397	5	1898	B-
063800016	2013-07-19	100,000	2,289	5	1899	C+