

A PUBLIC AUCTION



NS FERNALD STREET

- BUILDABLE VACANT RESIDENTIAL LOT
- PARCEL ID: 05065-0001
- ZONED: RESIDENCE A
- LAND AREA: ±28,575 S/F
- ASSESSED VALUE: \$52,900.00

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 PINE POINT NEIGHBORHOOD

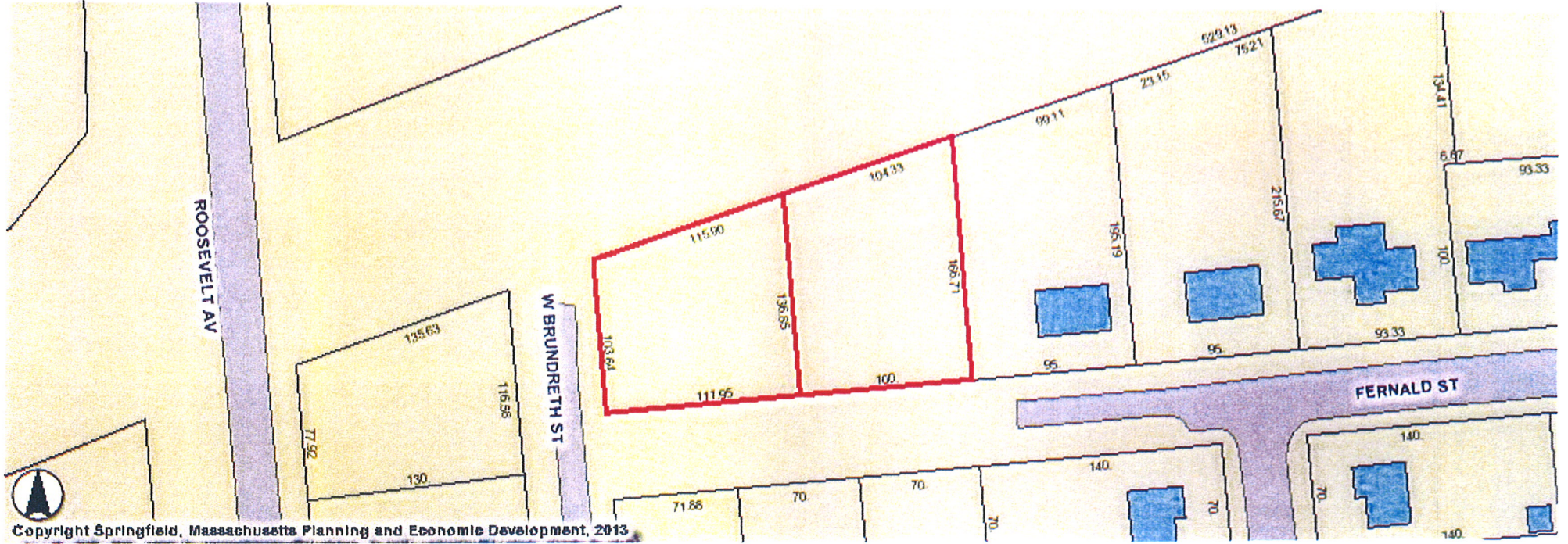
Corporate Office
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Springfield, MA 01103
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MA Auc. Lic. #161

Aaron Posnik & Co., Inc.
Established 1932

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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: FERNALD ST

Map ID: 050650001

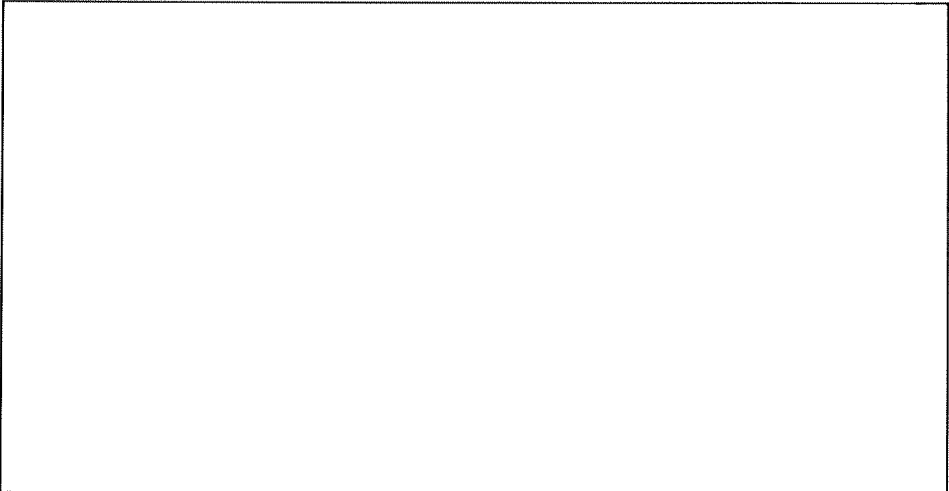
Class: Vacant Land - Developable Card: 1 of 1 Tax year 2014

Current Owner
 FERNALD REALTY LLC

 900 RIVERDALE ST STE 214

 WEST SPRINGFIELD
 MA 01089

General Information
 Living Units
 Neighborhood 117
 Alternate Id
 Vol/Pg
 District COS
 Zoning R1
 Class RESIDENTIAL



Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY	7,500			30,750
SECONDARY	SQUARE FOOT	7,500		15,380
RESIDUAL	SQUARE FOOT	13,578		6,790
Total Acres: 0.6561				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	52,900	52,900	52,900	0	0
Building	0	0	0	0	0
Total	52,900	52,900	52,900	0	
Value Flag COST APPROACH					

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2013-10-03	0	LAND ONLY	20045/114	SPRINGFIELD CITY OF	FERNALD REALTY LLC
2009-12-01	19,950	LAND + BLDG	18099/341	FERNALD REALTY LLC	SPRINGFIELD CITY OF
2007-03-15	0	LAND ONLY	16563/0423	SPRINGFIELD CITY OF	ROBERTS JOAN
2006-03-16	25,470	LAND ONLY	15761/0512	ROBERTS STEPHEN A	CICIARELLI JOHN G EXEC
2006-03-16	0	LAND ONLY	15761/0515	ROBERTS JOAN A	ROBERTS STEPHEN A
1994-10-11	55,000	LAND ONLY	08966/0003	CICIARELLI PHILIP & ROSE F	ELLIOTT DWIGHT
1991-08-09	80,000	LAND ONLY	07777/0352	ELLIOTT DWIGHT	CICIARELLI PHILIP C & ROSE F
1987-09-22	0	LAND ONLY	06630/89	BERGERON RONALD J	CICIARELLI PHILIP C

Dwelling Information	
Style	Year Built
Story height	Eff Year Built
Attic	Ground Floor Area
Exterior Walls	Amenities
Masonry Trim Color	Total Living Area
Basement	
Basement	Car Bsmt Gar
FBLA Size	FBLA Type
Rec Rm Size	Rec Rm Type
Heating & Cooling	
Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab
Room Detail	
Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod
Adjustments	
Int vs Ext	Unfinished Area
Cathedral Ceiling	Unheated
Grade & Depreciation	
Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design	% Good Ovr
% Complete	

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Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade