

A PUBLIC AUCTION



SES BERKSHIRE AVENUE

- BUILDABLE VACANT RESIDENTIAL LOT
- PARCEL ID: 01340-0455
- ZONED: RESIDENCE A
- LAND AREA: ±5,375 S/F
- ASSESSED VALUE: \$29,400.00

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 PINE POINT NEIGHBORHOOD

Corporate Office
83 State Street
Springfield, MA 01103
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MA Auc. Lic. #161

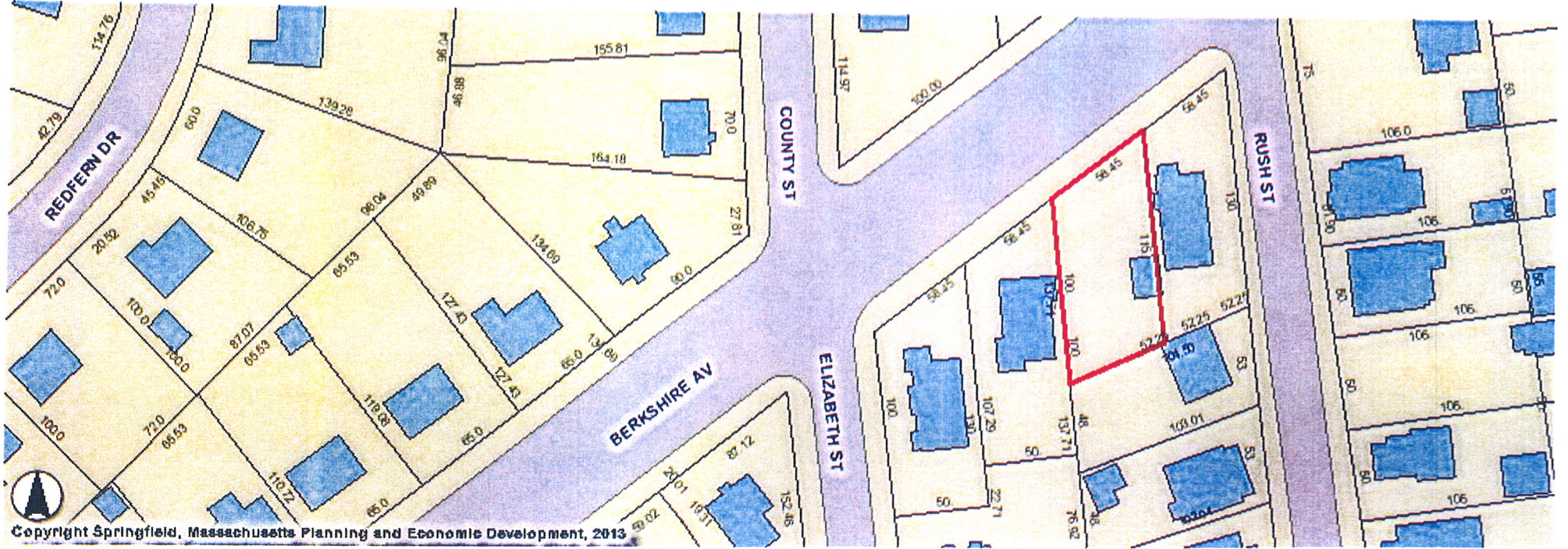
Aaron Posnik & Co., Inc.
Established 1932

Branch Office
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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

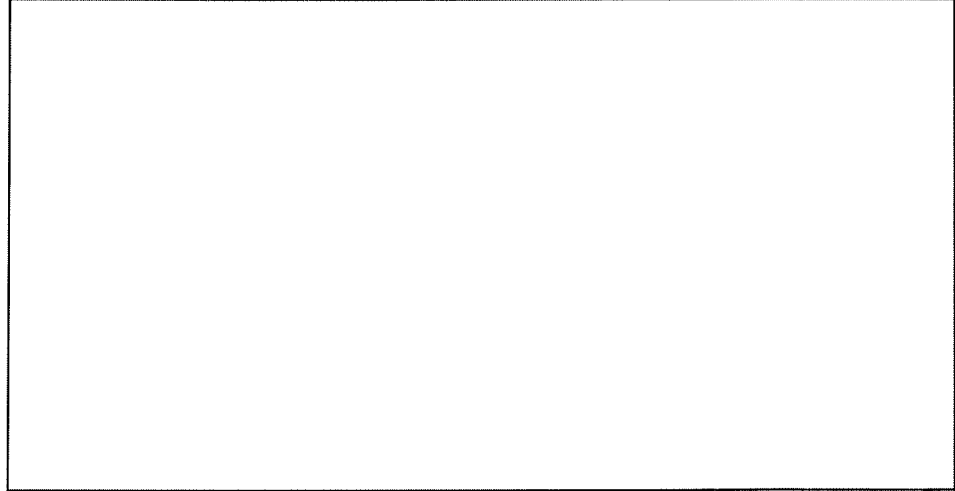
Situs: BERKSHIRE AV	Map ID: 013400455	Class: Vacant Land - Developable	Card: 1 of 1	Tax year 2014
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Current Owner
 CRUZ TITO & PATRICIA

 531 BERKSHIRE AVE

 SPRINGFIELD
 MA 01109

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 SQUARE FOOT 5,375 29,380
 Total Acres: 0.1234

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	29,400	29,400	29,400	0	0
Building	0	0	0	0	0
Total	29,400	29,400	29,400	0	

Value Flag COST APPROACH

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2014-02-21	0	LAND ONLY	20198/297	SPRINGFIELD CITY OF	CRUZ TITO & PATRICIA
2005-08-23	0	LAND ONLY	15270/0482	CRUZ TITO & PATRICIA	CRUZ TITO & PATRICIA CLARKE
1999-02-17	0	LAND ONLY	10653/0010	CRUZ TITO & PATRICIA CLARKE	CRUZ TITO
1995-07-27	0	LAND ONLY	09197/0173	CRUZ TITO	WHOLLEY ANNA H & JOHN M & RAYM

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	Fireplaces
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