



TO BE SOLD IN ITS ENTIRETY

WS SYLVESTER STREET

> BUILDABLE VACANT RESIDENTIAL LOT

► LAND AREA: ±4,510 S/F

➤ PARCEL ID: 11365-0003

> ZONED: RESIDENCE A

➤ ASSESSED VALUE: \$11,500.00

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.

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

WS SYLVESTER STREET > BUILDABLE VACANT RESIDENTIAL LOT

 \triangleright LAND AREA: $\pm 4,285$ S/F

➤ PARCEL ID: 11365-0004

> ZONED: RESIDENCE A

➤ ASSESSED VALUE: \$11,300.00

Aaron Posnik

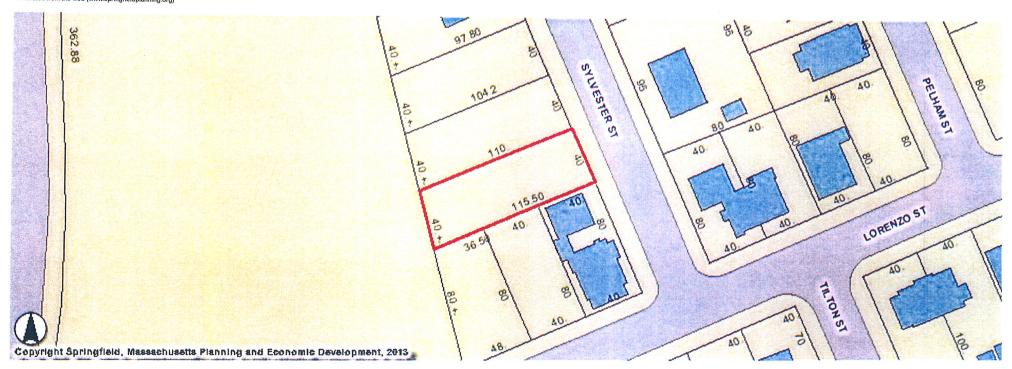
AUCTIONEERS · APPRAISERS

Aaron Posnik & Co., Inc. Established 1932

★ LOCATED IN PINE POINT NEIGHBORHOOD

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 •

June 2, 2014
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COMMERCIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: SYLVESTER ST	Map ID: 113	650003	Class:	Card:	1 of 1	Tax	x year 2014			
Current Owner										
SPRINGFIELD CITY OF	Living Units									
	Neighborhood	116								
36 COURT ST	Alternate Id									
	Vol/Pg									
SPRINGFIELD	District	cos								
MA 01103	Zoning	R1								
INIA 01103	11									
	Class	EXEMPT								
Land I	nformation									
Type Siz	e Influence Influence Factors %	uence Value								
SECONDARY SQUARE 4,5	510	11,510						Antology seeds		
Total Acres: 0.1035	FOOT									
F		1								
	nformation			essment Infor		Incomo	Market			
Date Issused Number P	rice Purpose %	Complete	Land	Assessed	Appraised	Cost 11,500	Income 0	IVIAINEL		
			Building	11,500 0	11,500 0	11,500	0	0		
			Total	11,500	11,500	11,500	0	U		
			Total	11,500	11,500	11,500	O			
		Value Flag CC	OST APPROA	CH						
Sales / Ownership History										
Transfer Date Price Type	Deed Reference	Grantee		_	irantor					
2013-05-31		SPRINGFIELI			PALM COREY					
2009-05-08 1,050	17780/409	PALM CORE			SPRINGFIELD CITY OF					
2008-05-02 0	17279/363	SPRINGFIELI			WILSON JUDITH A					
1979-02-08 0 LAND ON	Y 04727/0102	WILSON, JUE	OITH A. & JAME	ES W. L	ILEN, MARGUI	ERITE M. 8	& SANDRA	R		

Situs: SYLVESTER	RST		Мар	ID: 1136	113650003		Clas	s:	Card: 1 of 1		Tax year 2014	
Building Information							Building Other Features					
Year Built/Eff Year				Line	Type	+/-	Meas1	Meas2	# Stops	ldent	Units	
Building #												
Structure T	ype											
Identical U	nits											
Total U	nits											
Gra	ade											
# Covered Park	king											
# Uncovered Park	king											
	BA											
Total Gross Building A	rea											
Interior/Exterior Information												
Line Level From	- To	Int Fin	Area	Perim	Use '	Туре	Wall	Height	Ext Walls	Constru	uction	Heating

Outbuilding Data

Meas2

Qty

Area

Grade

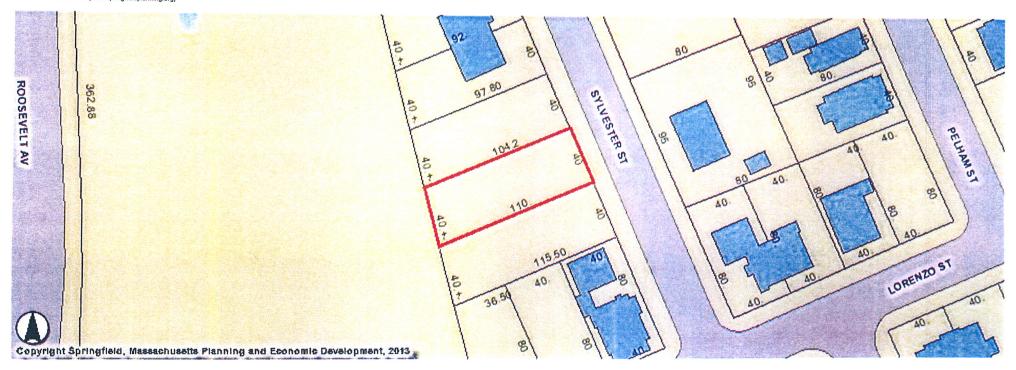
Yr Blt

Meas1

Line

Type

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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Class: Vacant Land - Potentially Developable Card: 1 of 1 Tax year 2014 Situs: SYLVESTER ST Map ID: 113650004 **Current Owner General Information** WILSON JUDITH A & JAMES W Living Units Neighborhood 116 Alternate Id 68 LYNDALE ST Vol/Pg **SPRINGFIELD** District COS MA 01108 Zoning R1 Class RESIDENTIAL **Land Information** Type Size Influence Influence Value % Factors SECONDARY SQUARE FOOT 4,284 11,320 Total Acres: 0.0983 **Permit Information Assessment Information** Appraised Cost Income Market Date Issused Number Price Purpose % Complete Assessed 11,300 11,300 0 Land 11,300 0 Building 0 0 11,300 0 11,300 Total 11,300 Value Flag COST APPROACH

Sales / Ownership History										
Transfer Date	Price	Туре	Deed Reference	Grantee	Grantor					
2013-08-27	0	LAND ONLY	19990/56	SPRINGFIELD CITY OF	WILSON JUDITH A & JAMES W					
1979-02-08	0	LAND ONLY	04727/0102	WILSON, JUDITH A. & JAMES W.	ULEN, MARGUERITE M. & SANDRA R					

Map ID: 113650004 Class: Vacant Land - Potentially Developable Card: 2 of 1 Tax year 2014 **Dwelling Information** Style Year Built Story height **Eff Year Built Ground Floor Attic** Area **Exterior Walls Amenities Masonary Trim Total Living Area** Color **Basement Basement** Car Bsmt Gar **FBLA Size FBLA Type** Rec Rm Size Rec Rm Type **Heating & Cooling Fireplaces** Heat Type **Stacks Fuel Type Openings Outbuilding Data System Type** Pre-Fab Yr Blt Line Type Meas1 Meas2 Qty Area **Room Detail Bedrooms Full Baths Comparable Sales Summary Family Rooms** Half Baths Parcel ID Sale Date Sale Price TLA Style Yr Built Grade **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

Grade

Situs: SYLVESTER ST