

A PUBLIC AUCTION



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

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

Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.
Established 1932

WS SYLVESTER STREET

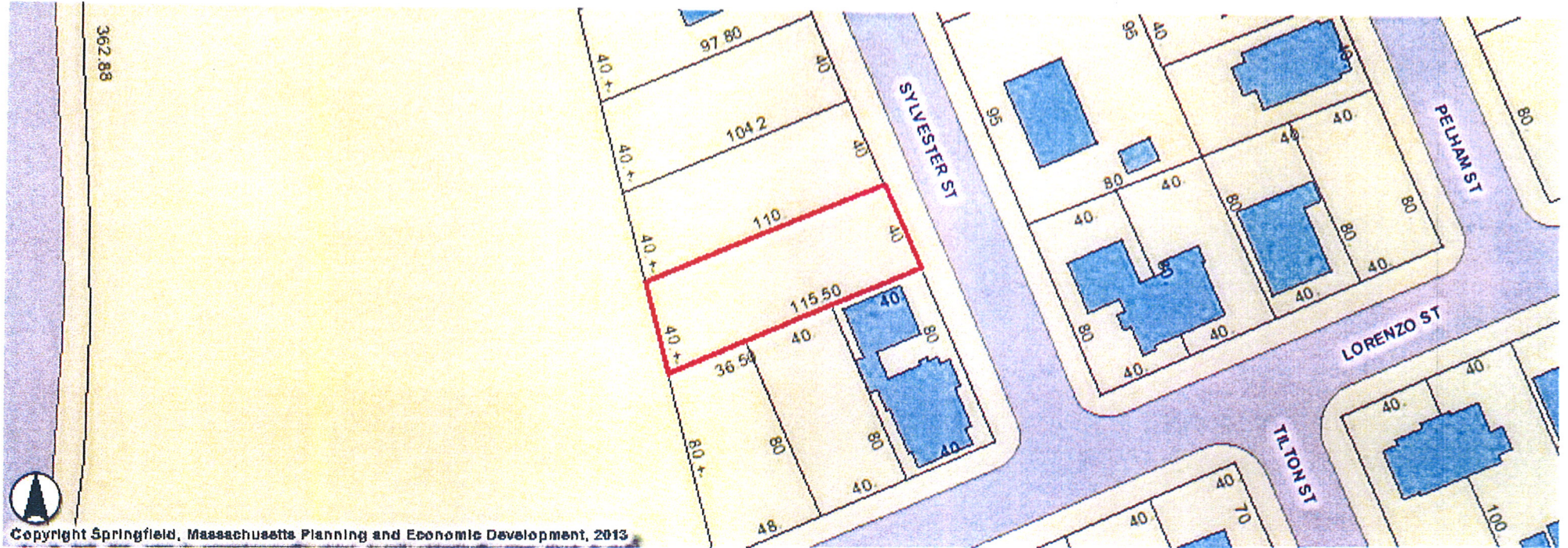
- BUILDABLE VACANT RESIDENTIAL LOT
- LAND AREA: **±4,285 S/F**
- PARCEL ID: 11365-0004
- ZONED: RESIDENCE A
- ASSESSED VALUE: **\$11,300.00**

★ 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

June 2, 2014

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COMMERCIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: SYLVESTER ST	Map ID: 113650003	Class:	Card: 1 of 1	Tax year 2014
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Current Owner	General Information
SPRINGFIELD CITY OF	Living Units
36 COURT ST	Neighborhood 116
SPRINGFIELD	Alternate Id
MA 01103	Vol/Pg
	District COS
	Zoning R1
	Class EXEMPT

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Land Information				
Type	Size	Influence Factors	Influence %	Value
SECONDARY SQUARE FOOT	4,510			11,510
Total Acres: 0.1035				

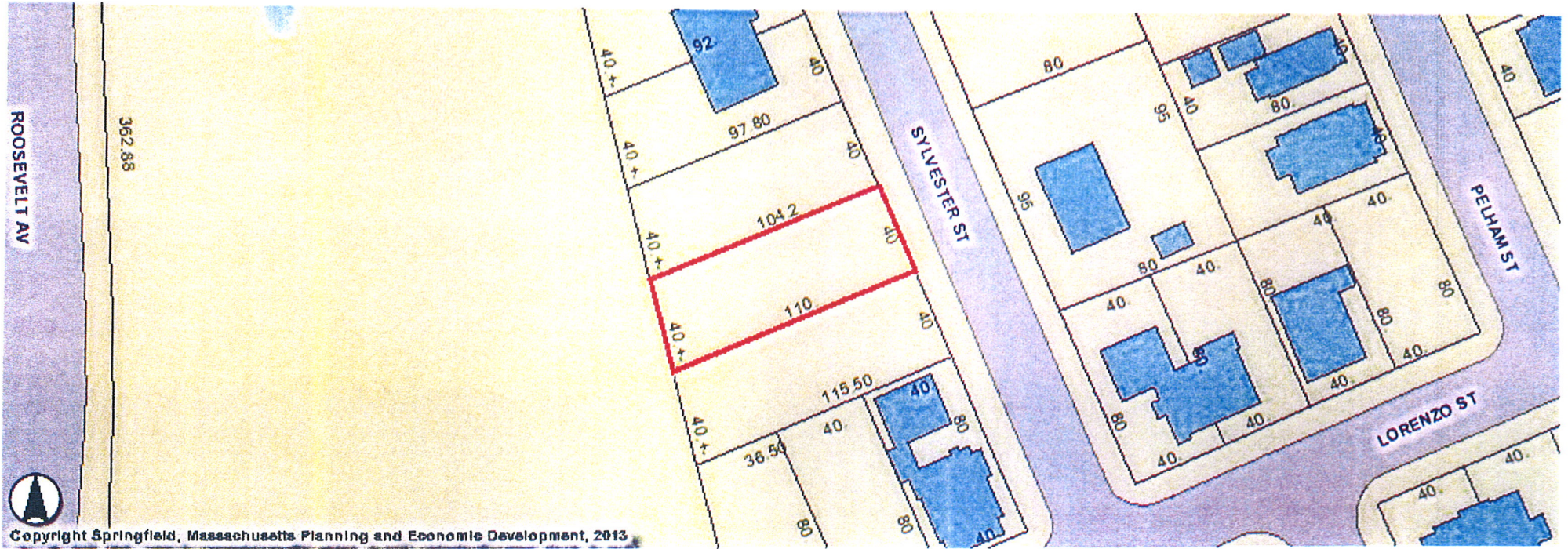
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	11,500	11,500	11,500	0	0
Building	0	0	0	0	0
Total	11,500	11,500	11,500	0	
Value Flag COST APPROACH					

Sales / Ownership History						
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor	
2013-05-31	0	LAND ONLY	19848/282	SPRINGFIELD CITY OF	PALM COREY	
2009-05-08	1,050		17780/409	PALM COREY	SPRINGFIELD CITY OF	
2008-05-02	0		17279/363	SPRINGFIELD CITY OF	WILSON JUDITH A	
1979-02-08	0	LAND ONLY	04727/0102	WILSON, JUDITH A. & JAMES W.	ULEN, MARGUERITE M. & SANDRA R	

June 2, 2014

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RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: SYLVESTER ST

Map ID: 113650004

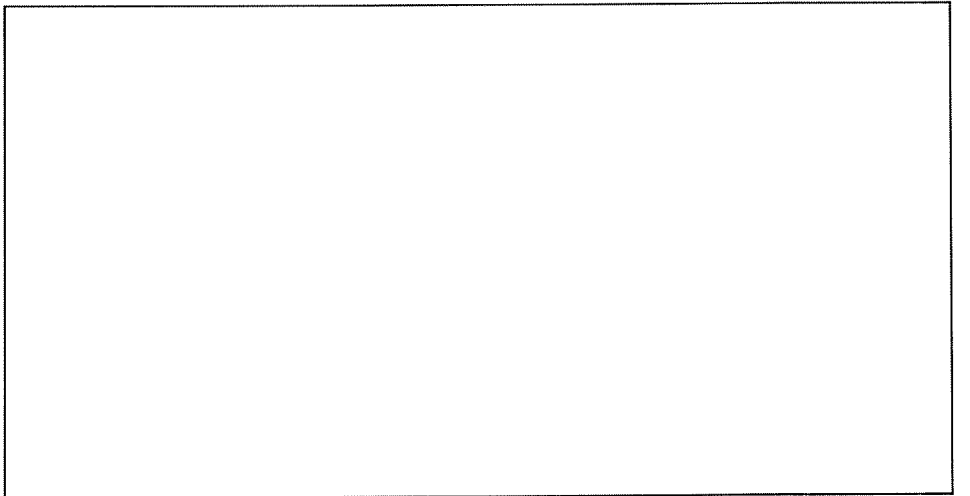
Class: Vacant Land - Potentially Developable | Card: 1 of 1 | Tax year 2014

Current Owner
 WILSON JUDITH A & JAMES W

 68 LYNDALE ST

 SPRINGFIELD
 MA 01108

General Information
 Living Units
 Neighborhood 116
 Alternate Id
 Vol/Pg
 District COS
 Zoning R1
 Class RESIDENTIAL



Land Information

Type	Size	Influence Factors	Influence %	Value
SECONDARY SQUARE FOOT	4,284			11,320
Total Acres: 0.0983				

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	11,300	11,300	11,300	0	0
Building	0	0	0	0	0
Total	11,300	11,300	11,300	0	0

Value Flag COST APPROACH

Sales / Ownership History

Transfer Date	Price	Type	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

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	