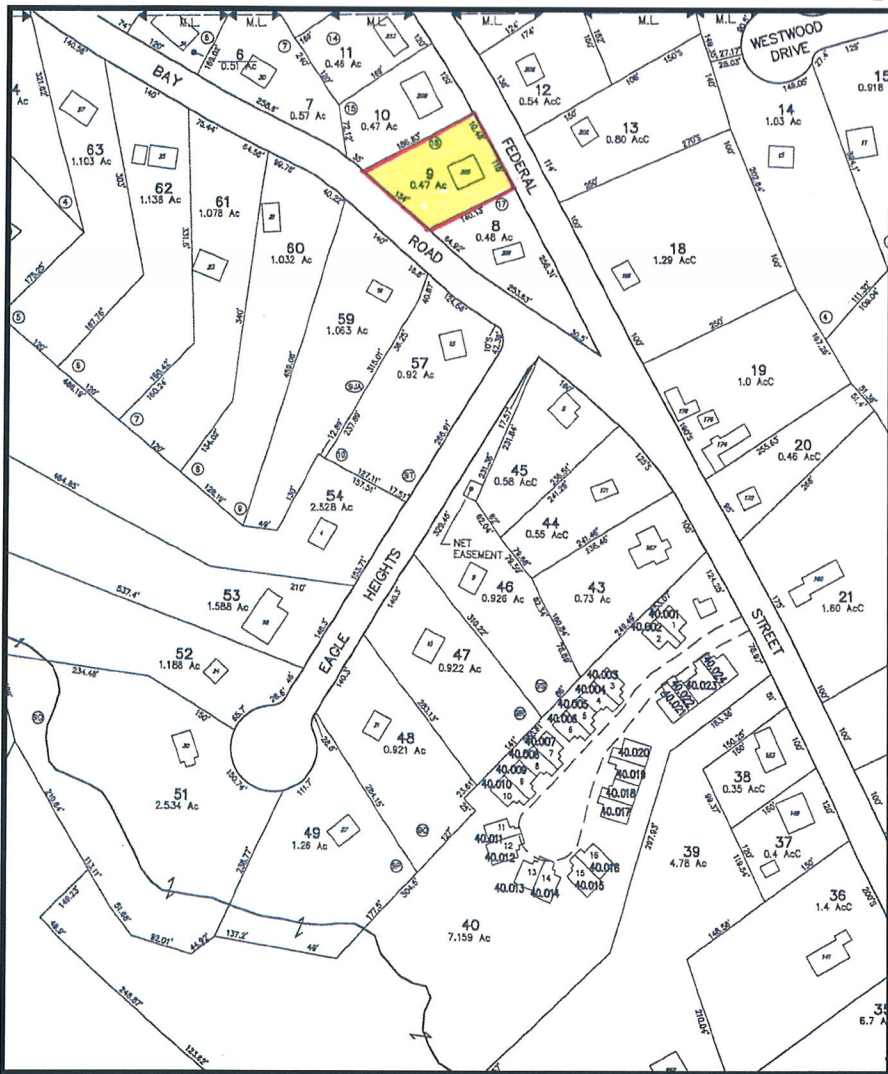


# A PUBLIC AUCTION



## 205 FEDERAL STREET

- SINGLE STORY RANCH STYLE HOME
- TOTAL OF (5) ROOMS, W/ (3) BEDROOMS & (1) BATH
- ±1,824 S/F OF GROSS AREA ➤ OIL BASEBOARD HEAT
- PARTIAL FINISHED FULL WALKOUT BASEMENT
- MAP: 108 ➤ PARCEL: 9
- LAND AREA: ±20,475 S/F / ±.47 ACRE
- ZONED: Ag-B (RURAL RESIDENTIAL)
- ASSESSED VALUE: \$116,300.00
- ±125 FT. OF FRONTAGE ON FEDERAL STREET
- ±134 FT. ON BAY ROAD

### TERMS OF SALE

\$5,000.<sup>00</sup> DEPOSIT CERTIFIED CHECK, BANK CHECK OR MONEY ORDER.  
 MADE PAYABLE TO THE TOWN OF BELCHERTOWN.  
 5% BUYERS PREMIUM APPLIES.  
 OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

## Aaron Posnik

AUCTIONEERS • APPRAISERS

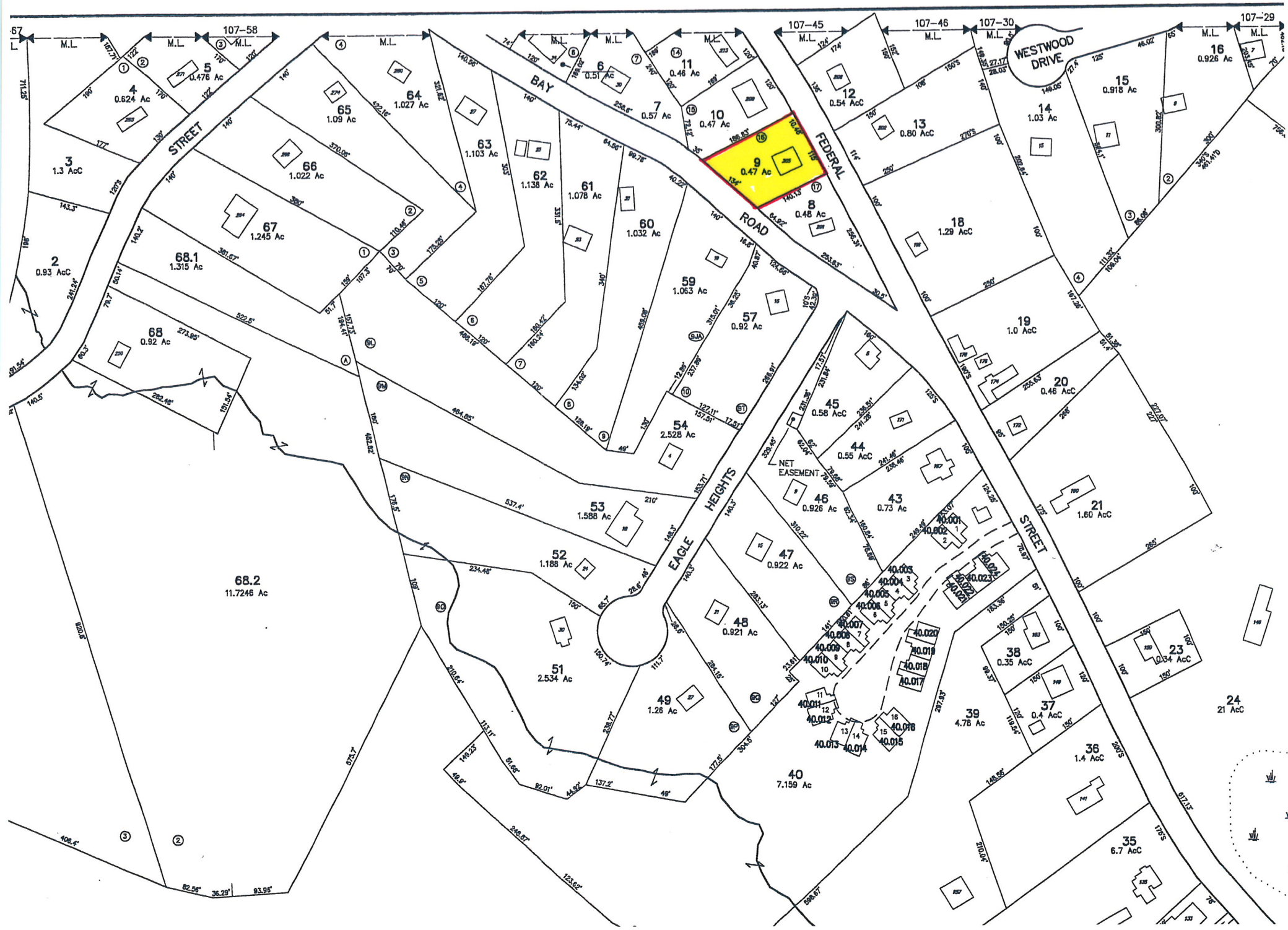
Corporate Office  
 83 State Street  
 Springfield, MA 01103  
 413-733-5238 Fax 731-5946  
 MA Auc. Lic. #161

Aaron Posnik & Co., Inc.  
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# ASSESSORS MAP





**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
205		FEDERAL ST, BELCHERTOWN

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
937	59,300	500	0.470	56,500	116,300		26
<b>Total Card</b>						Entered Lot Size	GIS Ref
<b>Total Parcel</b>						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
			Total Value per SQ unit /Card:	127.52	/Parcel:	127.52	

**OWNERSHIP**

Owner 1: BELCHERTOWN TOWN OF
Owner 2:
Owner 3:
Street 1: 2 JABISH ST
Street 2:
Twn/City: BELCHERTOWN
St/Prov: MA Cntry: Own Occ:
Postal: 01007 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	937	FV	59,300	500	.47	56,500	116,300	116,300		12/17/2012
2012	931	FV	75,800	200	.47	56,500	132,500	132,500	year end	12/6/2011
2011	101	FV	82,600	400	.47	53,600	136,600	136,600	Year End	12/21/2010
2010	101	FV	78,000	300	.47	61,000	139,300	139,300		12/15/2009
2009	101	FV	69,900	300	.47	78,800	149,000	149,000	YEAR END	12/24/2008
2008	101	FV	71,100	400	.47	78,400	149,900	149,900		12/27/2007
2007	101	FV	76,800	300	.47	67,000	144,100	144,100		11/30/2006
2006	101	FV	81,900	300	.47	66,200	148,400	148,400		12/22/2005

**PREVIOUS OWNER**

Owner 1: TONGREN PAUL V + -
Owner 2: TONGREN EVELYN R -
Street 1: 205 FEDERAL ST
Twn/City: BELCHERTOWN
St/Prov: MA Cntry: Own Occ:
Postal: 01007 Type:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TONGREN PAUL V	10532-198		4/25/2011	INVOLVED GOV		0	No	No		final judgment
TONGREN PAUL V,	6011-1		8/23/2000	CONVENIENCE		1	No	No		
	1607-271		9/28/1971			0	No	No		

**NARRATIVE DESCRIPTION**

This Parcel contains .47 ACRES of land mainly classified as IMP/TAX TITL with a(n) RANCH Building Built about 1965, Having Primarily COMP CLAP Exterior and ASPHALT SH Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z				U	3	WATER
o				t		
n				i		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/4/2012	MEASURED	130	JAY WHELihan
10/13/2004	MEAS+INSPCTD	500	ZAK BOMBARD

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
937	IMP/TAX TITL		20473		SQ FT	SITE		0	1.45	1.902	10									56,467						56,500	

Total AC/HA: 0.47000	Total SF/SM: 20473.20	Parcel LUC: 937	IMP/TAX TITL	Prime NB Desc RT	Total: 56,467	Spl Credit:	Total: 56,500
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