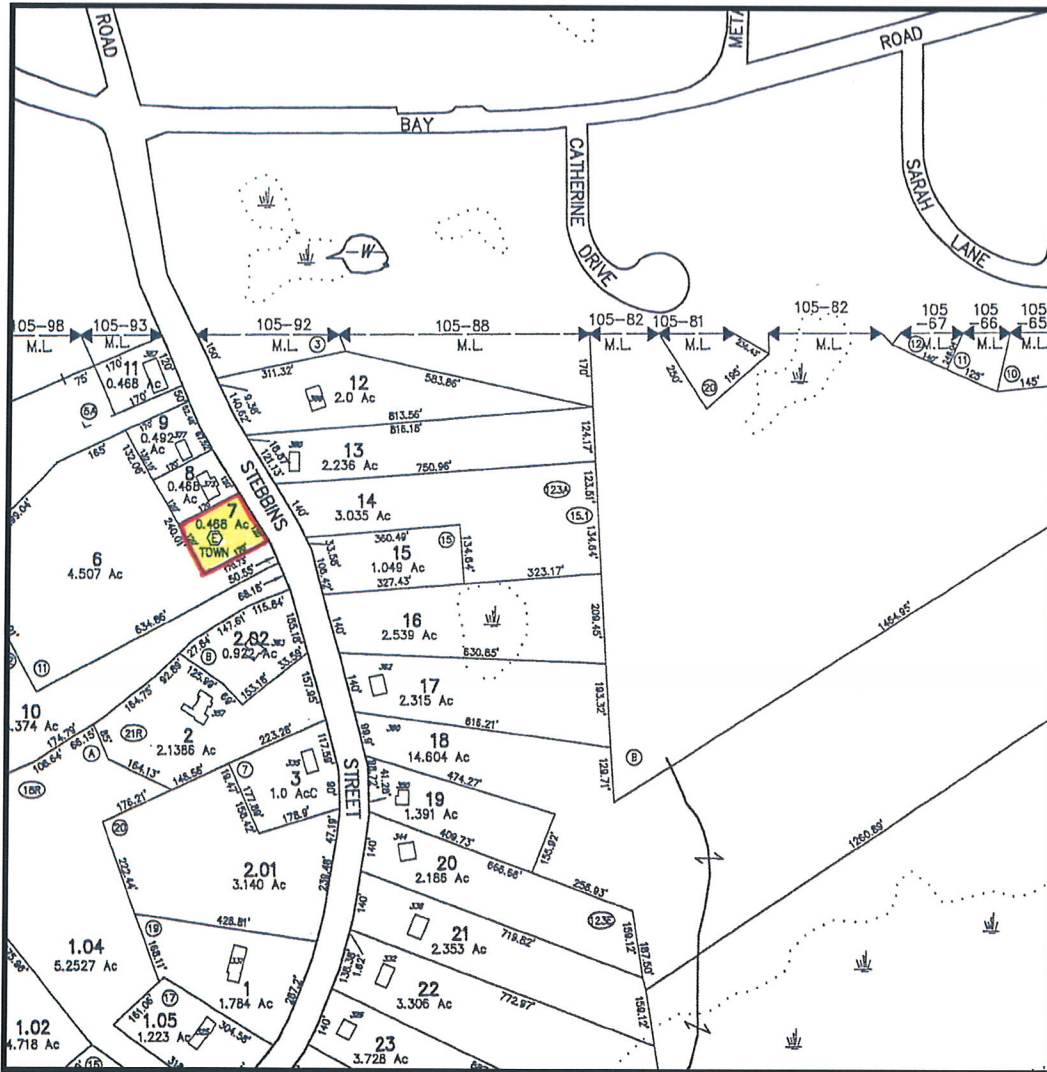


# PUBLIC AUCTION



## STEBBINS STREET

- RESIDENTIAL LOT
- MAP: 230 ➤ PARCEL: 7
- LAND AREA: **±20,400 S/F / ±.468 ACRES**
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: **\$2,800.00**
- ±120 FT. OF FRONTAGE ON STEBBINS STREET

### TERMS OF SALE

\$1,000.<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  
 • [www.posnik.com](http://www.posnik.com) • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: [info@posnik.com](mailto:info@posnik.com) •

Aaron Posnik & Co., Inc.  
 Established 1932

Branch Office  
 P.O. Box 247  
 Malvern (Philadelphia), PA 19355  
 610-853-6655 Fax 853-6633  
 PA Auc. Lic. #AY000241L







**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		STEBBINS ST, BELCHERTOWN

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			0.468	2,800	2,800		0
<b>Total Card</b>						Entered Lot Size	GIS Ref
<b>Total Parcel</b>						Total Land:	GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A		/Parcel: N/A	Land Unit Type:	Insp Date

**OWNERSHIP**

Owner 1:	BELCHERTOWN TOWN OF
Owner 2:	
Owner 3:	
Street 1:	2 JABISH ST
Street 2:	
Twn/City:	BELCHERTOWN
St/Prov:	MA Cntry
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	930	FV		0	.468	2,800	2,800	2,800		12/17/2012
2012	930	FV		0	.468	2,800	2,800	2,800	year end	12/6/2011
2011	930	FV		0	.468	8,500	8,500	8,500	Year End	12/21/2010
2010	930	FV		0	.468	9,600	9,600	9,600		12/15/2009
2009	930	FV		0	.468	12,400	12,400	12,400	YEAR END	12/24/2008
2008	903	FV		0	.468	12,400	12,400	12,400		12/27/2007
2007	903	FV		0	.468	17,700	17,700	17,700		11/30/2006
2006	903	FV		0	.468	13,200	13,200	13,200		12/22/2005

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains .468 ACRES of land mainly classified as VACNT/TOWN

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	2292-106		8/2/1982	INVOLVED GOV		0	No	No		final decree

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

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

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

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

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	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
930	VACNT/TOWN		20400		SQ FT	UD	0.1	0	1.45	0.095	10						2,822					2,800	

Total AC/HA:	0.46832	Total SF/SM:	20400.02	Parcel LUC:	930 VACNT/TOWN	Prime NB Desc:	RT	Total:	2,822	SpI Credit:		Total:	2,800
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