

FLYNN AUCTIONS

5 Unit Apartment Building • Adams, MA

Municipal Auction • December 5, 2009 @ 2PM
Adams Municipal Building • 8 Park Street



TOWN-OWNED PROPERTY

137 COMMERCIAL STREET • ADAMS, MA

Total rooms: 20
Full baths: 5
Basement area: 1,984
Style: Apartment Building
Ext. wall: Asphalt Shingles
Heat type: SH
Main fn area: 1,984 SF
Total fin area: 3,968 SF

Bedrooms: 9
Attic: Yes
Total land area: 0.53 Acres
Story height: 2
Foundation: CB
Fuel type: G
Upper fn area: 1,984 SF

Auction Terms: \$5,000 deposit per property as certified or bank check at sale. Balance due in thirty (30) days. Auction properties to be sold "as is, where is, and with all faults". Property sales are subject to a 10% buyers premium which we will explain. The properties are not being sold with financing contingencies. Certain restrictions will apply to all residential parcels. Other terms, if any, announced at sale.



FlynnAuctions.com

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All information furnished regarding this property is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of terms or other conditions, prior to sale.

PARCEL_ID: 004/122.0-0000-0026.0 MAP 122.0

BLOCK 0000

LOT 0026.0

PARCEL ADDRESS: 137 COMMERCIAL ST

as of: 11/12/2009

PARCEL INFORMATION

Owner#1: RANSFORD, CHARLES R TRSTEE
Owner#2: 137 COMMERCIAL ST NOMINEE TRST
Address#1: 174 UNION ST
Address#2: NORTH ADAMS MA 01247

5 units

Use-Code: 111	Sale Price: 20000	Book: 1004
Tax Class: T	Sale Date: 5/9/2000	Page: 276
Tot Fin Area: 3968	Sale Type: P	Cert/Doc:
Tot Land Area: 0.53	Sale Valid: N	
	Grantor: SINGER	
Inspect Date:	Road Type: T	Exempt-B/L%: /
Meas Date:	Rd Condition: P	Resid-B/L%: 100/100
Entrance:	Traffic: H	Comm-B/L%: 0/0
Collect ID:	Water: PS	Indust-B/L%: 0/0
Inspect Reas:	Sewer: SW	Open Sp-B/L%: 0/0

RESIDENCE # 1 INFORMATION

Style: RM	Tot Rooms: 20	Main Fn Area: 1984	Attic: Y
Story Height: 2	Bedrooms: 9	Up Fn Area: 1984	Bsmt Area: 1984
Roof: H	Full Baths: 5	Add Fn Area:	Fn Bsmt Area:
Ext Wall: AS	Half Baths:	Unfin Area:	Bsmt Grade:
Masonry Trim:	Ext Bath Fix:	Tot Fin Area: 3968	
Foundation: CB	Bath Qual: T		RCNLD: 59071
	Kitch Qual: T	Eff Yr Built: 1900	Mkt Adj:
Heat Type: SH	Ext Kitch:	Year Built: 1900	Sound Value:
Fuel Type: G		Grade: FA	Cost Bldg: 62000
Fireplace:	Bsmt Gar Cap:	Condition: PF	Att Str Val1:
Central AC:	Bsmt Gar SF:	Pct Complete:	Att Str Val2:
	Att Gar SF:	%Good P/F/E/R: ///40	

LAND INFORMATION

NBHD CODE: 1		NBHD CLASS:		ZONE: R1	
Seg	Type	Code	Method	Sq-Ft	Acres
1	P	111	A	23087	0.53
				Influ-1/2/3	Value
				N	41109

DETACHED STRUCTURE INFORMATION

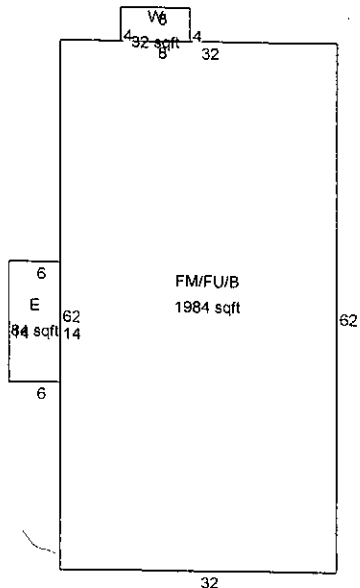
Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good	P/F/E/R	Cost	Class
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<u>Porch Type</u>	<u>Porch Area</u>	<u>Porch Grade Factor</u>
E	84	
W	32	

VALUATION INFORMATION

Current Total:	103100	Bldg: 62000	Land: 41100	MktLnd: 41100
Prior Tot:	103100	Bldg: 62000	Land: 41100	MktLnd: 41100

SKETCH



PHOTO