



PROPERTY INFORMATION PACKAGE #25-2166

ABSOLUTE ESTATE AUCTION

1,251+/- SF, 2BR, 1BA HOME ON .11+/- AC.

Selling to the Highest Bidder, Regardless of Price

320 TREMONT ST., SPRINGFIELD, MA

THURSDAY, NOVEMBER 6 AT 1PM ON-SITE

Open House: Thursday, October 30 (11am-1pm)

MA Auc. Lic. #111



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JJ Manning AUCTIONEERS **AUCTIONEER'S DISCLAIMER**

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



September 29, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer at Absolute Estate Auction a 1,251+/- sf, 2-bedroom, 1-bath home with attached 1-car garage on .11+/- ac. located at 320 Tremont St., Springfield, MA. It's in a great commuter location with easy access to public bus, Routes 20, I-90 & I-291 and 25± miles to Hartford, CT; convenient to schools, parks, shopping & services. The property will sell to the highest bidder, regardless of price!

The owners have chosen Absolute Auction, the accelerated method of marketing, for the sale of this Estate property. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, November 6, 2025, at 1:00pm on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$15,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President

JJ Manning

— AUCTIONEERS —

TERMS & CONDITIONS

ABSOLUTE ESTATE AUCTION

1,251+/- SF, 2BR, 1BA HOME ON .11+/- AC.

Selling to the Highest Bidder, Regardless of Price

320 TREMONT ST., SPRINGFIELD, MA

THURSDAY, NOVEMBER 6 AT 1PM ON-SITE

Open House: Thursday, October 30 (11am-1pm)

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Fifteen Thousand Dollars (\$15,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, November 7, 2025. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, December 5, 2025 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults." We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

F. The property is being sold "Absolute" to the high bidder regardless of price.

G. The property is NOT being sold with a financing contingency. We recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.

JJ Manning

AUCTIONEERS

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	\$100,000.00
Add 10% Buyer's Premium:	\$ 10,000.00

Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

Buyer's Initials: _____

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 6th day of November 2025

1. PARTIES AND MAILING ADDRESSES

Mary Ann Chiecko, Brian E. Coleman & David M. Coleman hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 320 Tremont St., Springfield, MA.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by
4:00 pm ET on Friday, November 7, 2025 as the additional deposit

\$ _____ are to be paid at the time of delivery of the deed in cash, or by certified,
cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, December 5, 2025 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buyer's Initials: _____

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

By: Mary Ann Chiecko, Seller

BUYER

By: Brian E. Coleman, Seller

By: David M. Coleman, Seller

BUYER

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Name)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney (Firm)

Buyer's Daytime Phone

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Evening Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

1,251± sf 2-BR, 1-BA Home on .11± Acres

With Attached 1-Car Garage

320 Tremont St, Springfield, MA



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Re: The Estate of Elizabeth Coleman

Thursday, November 6 at 1pm On-site

RE Tax Assessment: \$249,900

Site: .01148± acres with 50± ft frontage

Zoning: R1 – Residential

Garage: Attached, 1-car

Design: 1,251± sf GLA 1.5-story Cape built in 1941

1st Fl: 552± sf with living room, dining room, kitchen & bonus room with picture window

2nd Fl: 699± sf with 2 bedrooms, full bath

Basement: Full, with 400± sf rec room & utility/storage

Heat: Oil-fired steam

Exterior: Vinyl siding, paved drive with parking for 4± cars, 192± sf deck overlooking private back yard

Water & Sewer: City

Legal Ref: Hampden County 10691/350

Parcel ID: 11630-57

Great commuter location with easy access to public bus, Routes 20, I-90 & I-291. 25± miles to Hartford, CT. Convenient to schools, parks, shopping & services.

JJ Manning

AUCTIONEERS

Property Info, Photos, Broker Reg. & Full Terms at:

JJ Manning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1855 • Ref 25-2166

Open House: Thursday, October 30 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 7, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or

any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 320 TREMONT ST

Map ID: 116300057

Class: 101: Single Family Residence Card: 1 of 1

Assessed Owner

COLEMAN ELIZABETH J
884 EAST MAIN ST
CHICOPEE MA 01020

General Information

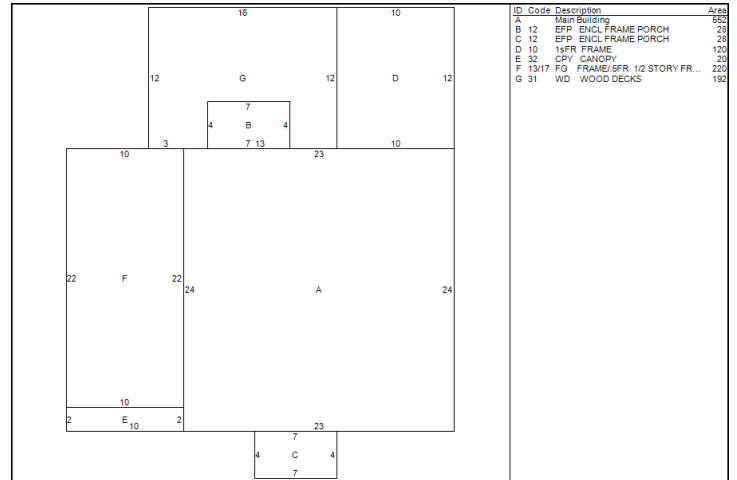
Living Units: 1
Neighborhood: 102
Alternate:
Zoning: R1
Class: RESIDENTIAL

Photo



Open enlarged photo

Diagram



Click to view enlarged version

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY	SF	5,000		37,240

Total Acres: 0.1148

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	37,200	37,200	37,200	37,200	37,200
Building	212,700	212,700	238,000	-37,200	212,700
Total	249,900	249,900	275,200	0	249,900

Value Flag: MARKET APPROACH

Manual Override Reason:

Entrance Information

Date	ID	Entry Code	Source
2018-05-10	2	ESTIMATED FOR MISC REASON	OTHER

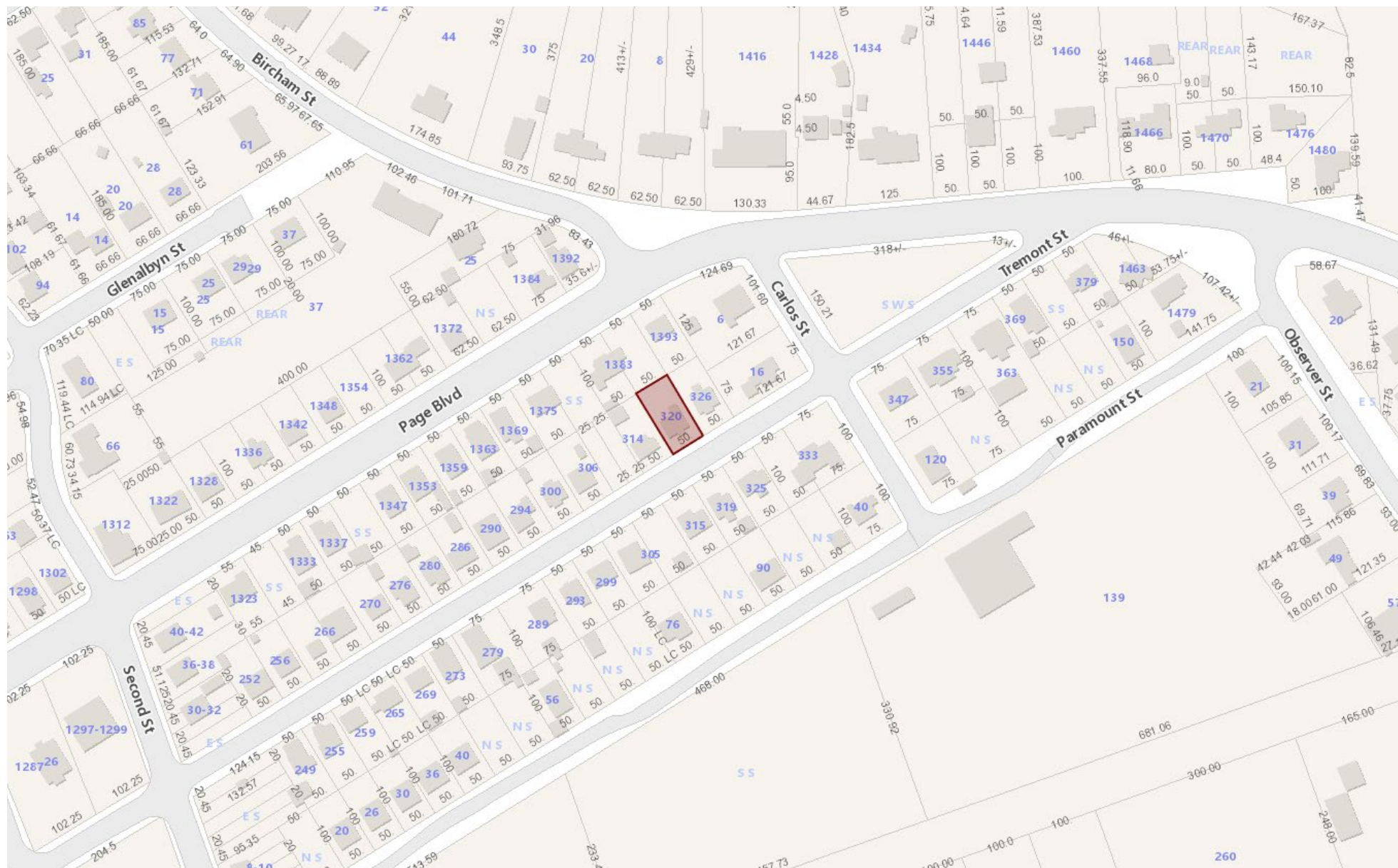
Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
1999-03-19	0	LAND + BLDG	TRANSFER OF CONVENIENCE	10691 / 0350		CHIECKO MARY A AND BRIAN E COL

FY 2025 data: property descriptions as of June 30, 2024, and values as of January 1, 2024







An aerial map of a residential neighborhood. The map shows several streets: Bircham St, Carlos St, Tremont St, and Paramount St. The majority of the area is green, indicating residential use, with many lots labeled "Residence A". A specific lot, located between Carlos St and Bircham St, is highlighted with a red border. This highlighted lot is also labeled "Residence A". To the right of the highlighted lot, there is a large, light green triangular area labeled "Open Space". In the bottom right corner, there is a purple area labeled "Industrial A" and "Split". The map also shows various lot numbers and street names.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **ELIZABETH J. COLEMAN** of 320 Tremont Street, Springfield, Hampden County, Massachusetts,

for love and affection,

grants to **MARY A. CHIECKO** of 884 East Main Street, Chicopee, Hampden County, Massachusetts, **BRIAN E. COLEMAN** of 244 Ellendale Circle, Springfield, Hampden County, Massachusetts, and **DAVID M. COLEMAN** of 8 Hancock Street, Salem, Essex County, Massachusetts, as tenants in common.

with **QUITCLAIM COVENANTS**

the land in said Springfield, with the buildings thereon, being known and designated as Lot #51 (fifty-one) as shown on a plan of lots recorded in Hampden County Registry of Deeds in Book of Plans 3, Page 61, said lot being more particularly bounded and described as follows:

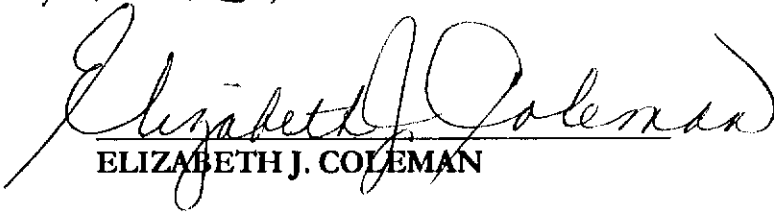
SOUTHERLY by Tremont Street, fifty (50) feet;
EASTERLY by Lot #50 (fifty) as shown on said plan, one hundred (100) feet;
NORTHERLY by Lot #44 (forty-four) as shown on said plan, fifty (50) feet; and
WESTERLY by Lot #52 (fifty-two) as shown on said plan, one hundred (100) feet.

Subject to pole and wire rights granted to United Electric Light Company under instrument dated June 29, 1912 and recorded as aforesaid in Book 849, Page 335.

Being the same premises conveyed to grantor herein and Edward J. Coleman by deed of Bernard V. O'Connell and Dorothy L. O'Connell dated May 11, 1960, and recorded in the Hampden County Registry of Deeds in Book 2743, Page 225. The said Edward J. Coleman deceased November 16, 1998.

ELIZABETH J. COLEMAN hereby reserves a life estate for her natural life in and to the above-described premises.

WITNESS my hand and seal this 15th day of March, 1999.

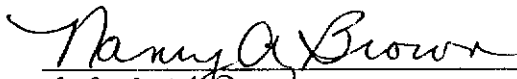

ELIZABETH J. COLEMAN

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

March 15, 1999

Then personally appeared the above-named **ELIZABETH J. COLEMAN**, and acknowledged the foregoing instrument to be her free act and deed, before me,


NANCY A. BROWN Notary Public
My Commission Expires: January 1, 2004

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

Property location: 320 Tremont Street, Springfield, MA

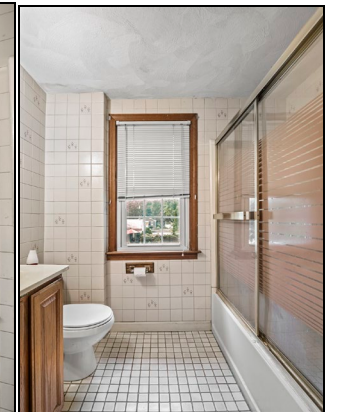
PHOTO GALLERY

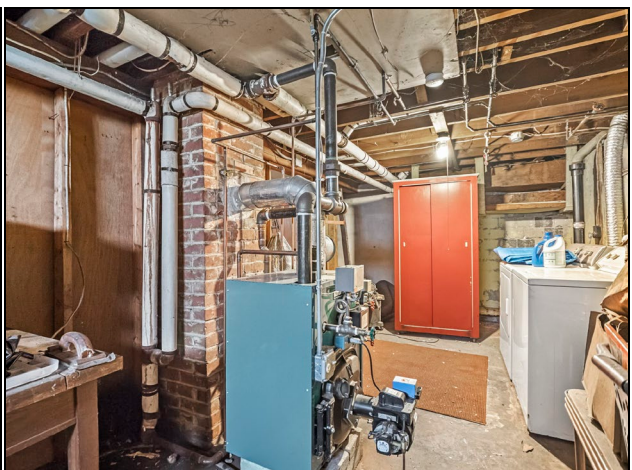
320 TREMONT ST., SPRINGFIELD, MA

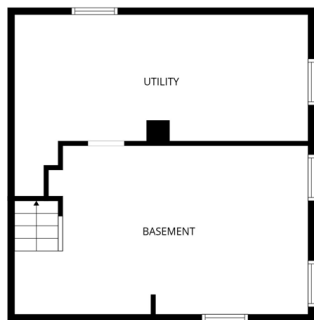




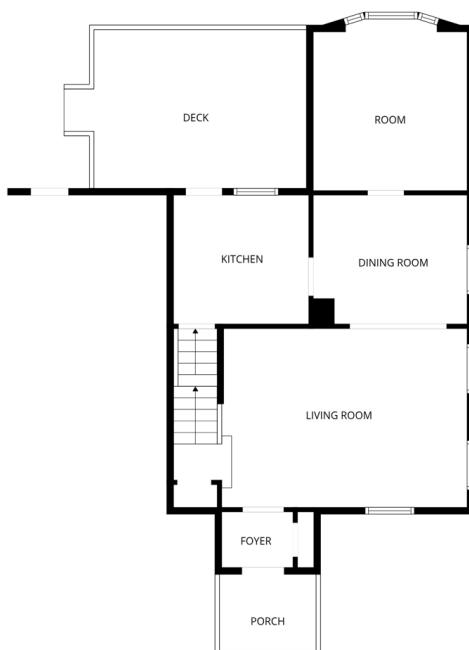




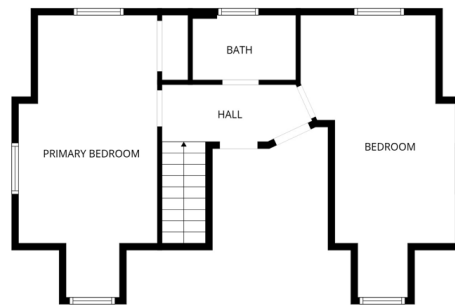




FLOOR 1

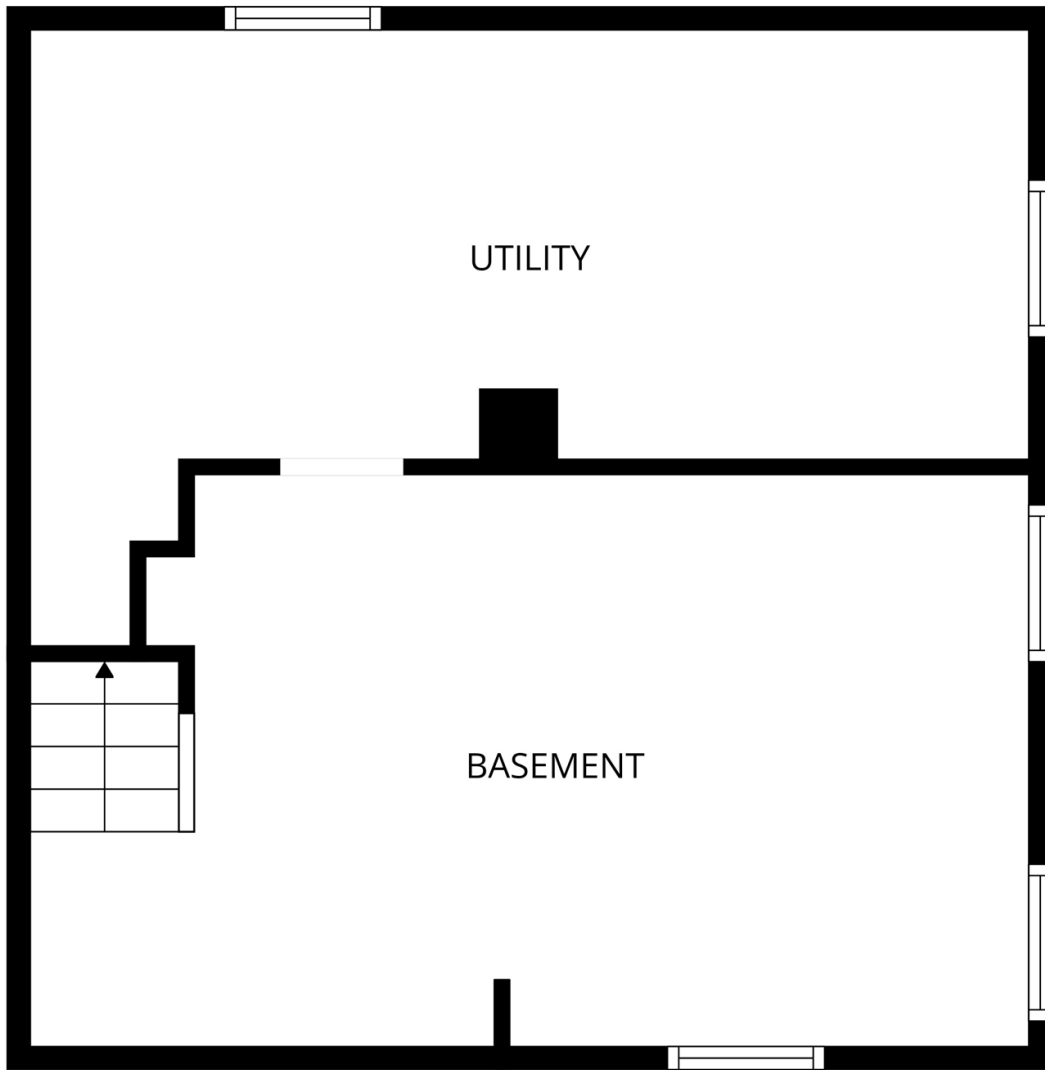


FLOOR 2



FLOOR 3

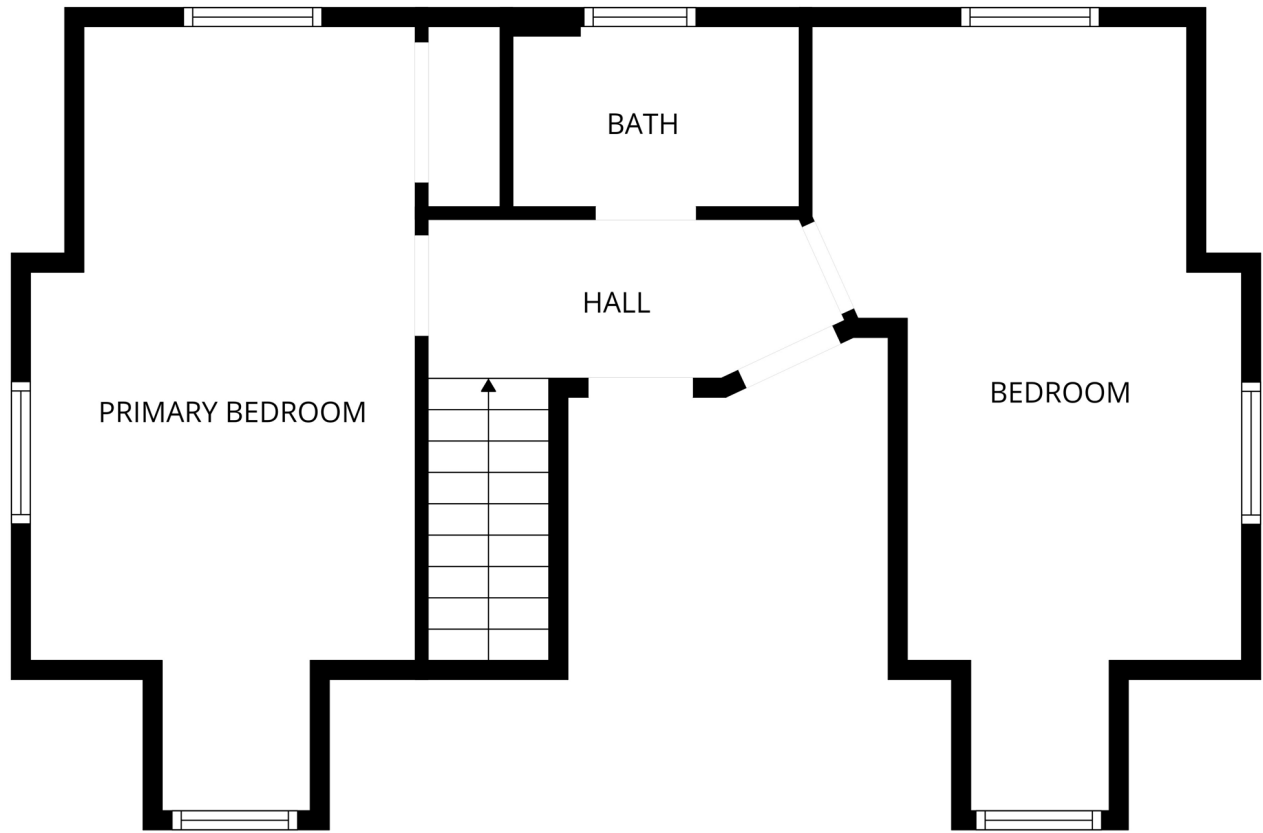
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



CITY OF SPRINGFIELD
OFFICE OF THE TAX COLLECTOR
36 COURT STREET
SPRINGFIELD, MA 01103-1698
000060 0024880



The Commonwealth of Massachusetts
CITY OF SPRINGFIELD
FISCAL 2026 SECOND QUARTER
PRELIMINARY REAL ESTATE TAX BILL

Owner of Record 1/1/2025:

SCH 5-DIGIT 01013
COLEMAN ELIZABETH J
884 EAST MAIN ST
CHICOPEE, MA 01020-3609



OVERDUE TAXES LISTED BELOW			
OVERDUE TAXES PAYABLE IN CITY COLLECTOR'S OFFICE		OVERDUE TAXES PAYABLE IN CITY TREASURER'S OFFICE	
TAXES & FEES:	\$0.00	TAXES & FEES:	\$0.00
INTEREST:	\$0.00	INTEREST:	\$0.00
TOTAL:	\$0.00	TOTAL:	\$0.00
*CALL (413) 736-3111 INTEREST ACCRUES DAILY AT 14%		*CALL (413) 736-3111 INTEREST ACCRUES DAILY AT 16%	
Collector's hours: Mon. - Fri., 8:30AM - 4:00PM Thursdays, 8:30AM - 6:00PM		Treasurer's hours: Mon. - Fri., 9:00AM - 4:00PM	
Assessor's hours: Monday - Friday, 9:00AM - 4:00PM			

Phone: Office of the Collector: (413) 736-3111
Office of the Assessor: (413) 736-3111

Payments received after 09/16/2025
may not be reflected on this bill.

TAXPAYER COPY
FISCAL 2026
PRELIMINARY REAL ESTATE TAX

Collector of Taxes Sandra Powell, Acting		The Commonwealth of Massachusetts		ISSUE DATE: 10/1/2025	
Your Preliminary Tax for the fiscal year beginning July 1, 2025 and ending June 30, 2026 on the parcel of Real Estate described below is as follows:		City of Springfield P.O. Box 4124 Woburn, MA 01888-4124		PARCEL ID: 116300057	
				Bill Number: 7955	
PROPERTY DESCRIPTION		TAX SUMMARY			
LOCATION: 320 TREMONT ST		Preliminary Real Estate	\$1,988.60	First Quarter Tax	\$1,003.25
BOOK / PAGE: 10691/0350		Preliminary CPA Surcharge	\$17.89	Payments / Credits	\$1,003.25
CLASS: 101		Preliminary Real Estate	\$2,006.49	First Quarter Tax Balance	\$0.00
		1st Quarter Preliminary Tax	\$1,003.25	Interest on Balance	\$0.00
		2nd Quarter Preliminary Tax	\$1,003.24	Second Quarter Tax	\$1,003.24
COLEMAN ELIZABETH J 884 EAST MAIN ST CHICOPEE, MA 01020		Pay your real estate tax bill on-line at: springfield-ma.gov/paytaxes		Pay this Amount ➡	\$1,003.24
				Due & Payable ➡	11/03/2025
SEE REVERSE SIDE FOR IMPORTANT INFORMATION.					

Interest at a rate of 14% per annum will accrue on overdue payments from the due date until payment is made.
003420820263000079558000010032431103258

REMIT COPY
FISCAL 2026
PRELIMINARY REAL ESTATE TAX

SECOND QUARTER FY 2026
Owner of Record 1/1/2025:

COLEMAN ELIZABETH J
884 EAST MAIN ST
CHICOPEE, MA 01020

MAIL TO:
City of Springfield
P.O. Box 4124
Woburn, MA 01888-4124

PROPERTY DESCRIPTION	
LOCATION: 320 TREMONT ST	
PARCEL ID:	116300057
Bill Number:	7955

PLEASE MAIL THIS PORTION WITH YOUR PAYMENT OR
PAY ON-LINE @ springfield-ma.gov/paytaxes

MAKE CHECKS PAYABLE TO: CITY OF SPRINGFIELD

SECOND QUARTER PRELIMINARY TAX
AMOUNT DUE & PAYABLE BY:
MONDAY, NOVEMBER 3, 2025

\$1,003.24

003420820263000079558000010032431103258

**SPRINGFIELD WATER AND SEWER COMMISSION**

P.O. BOX 3688, SPRINGFIELD, MA 01101-3688

billing@waterandsewer.org 413-452-1300

PAY ONLINE at <https://ipn.paymentus.com/cp/swsc>

PAYMENTS RECEIVED AFTER 07/25/25

MAY NOT REFLECT ON THIS BILL

56
7 - 20158ELIZABETH COLEMAN
C/O GREG CHIECKO
884 EAST MAIN STREET
CHICOPEE MA 01020-3609**Account
Statement****ACCOUNT INFORMATION****ACCOUNT:** 005844-000
SERVICE ADDRESS: 320 TREMONT ST
SERVICE PERIOD: 6/6/2025 to 7/8/2025
BILLING DATE: 8/4/2025**DUE DATE:** 9/3/2025**METER READING**

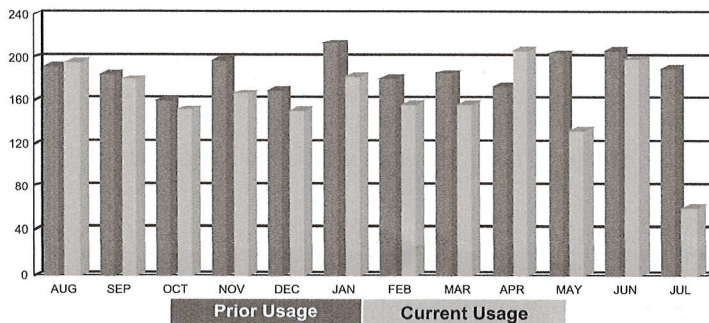
	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Usage
E08244238	6/6/2025	17728	7/8/2025	17788	60

SPECIAL MESSAGE

PLEASE PAY YOUR BILL BY THE 25TH OF THE MONTH
FOR PAYMENTS TO REFLECT ON NEXT BILLING
STATEMENT

Please visit www.waterandsewer.org for an important
message about a drinking water violation. Please call
413-310-3501 or email info@waterandsewer.org with any
questions

Pay your bill by MAIL OR ONLINE at our website
www.waterandsewer.org

USAGE HISTORY**CURRENT CHARGES**

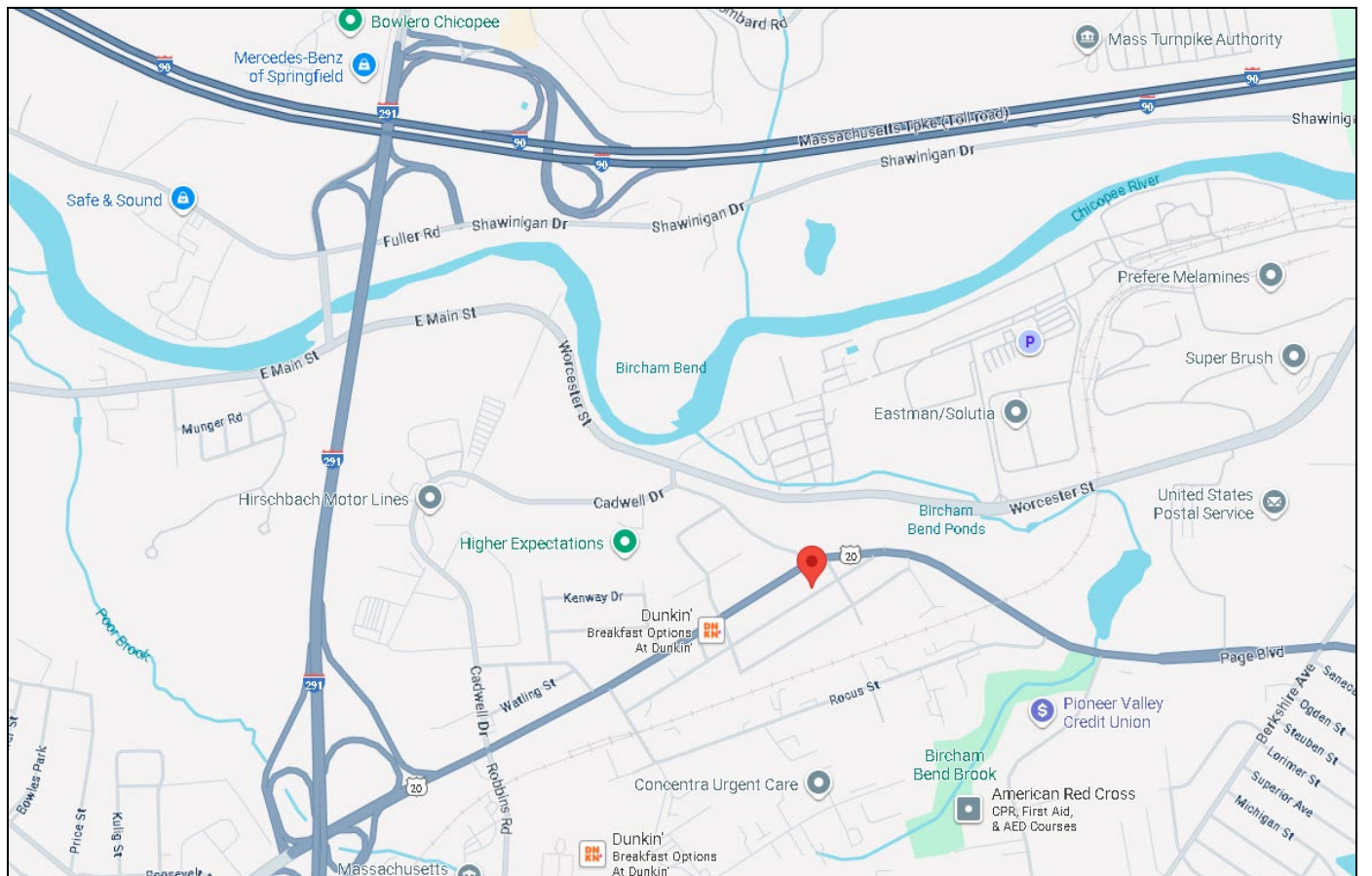
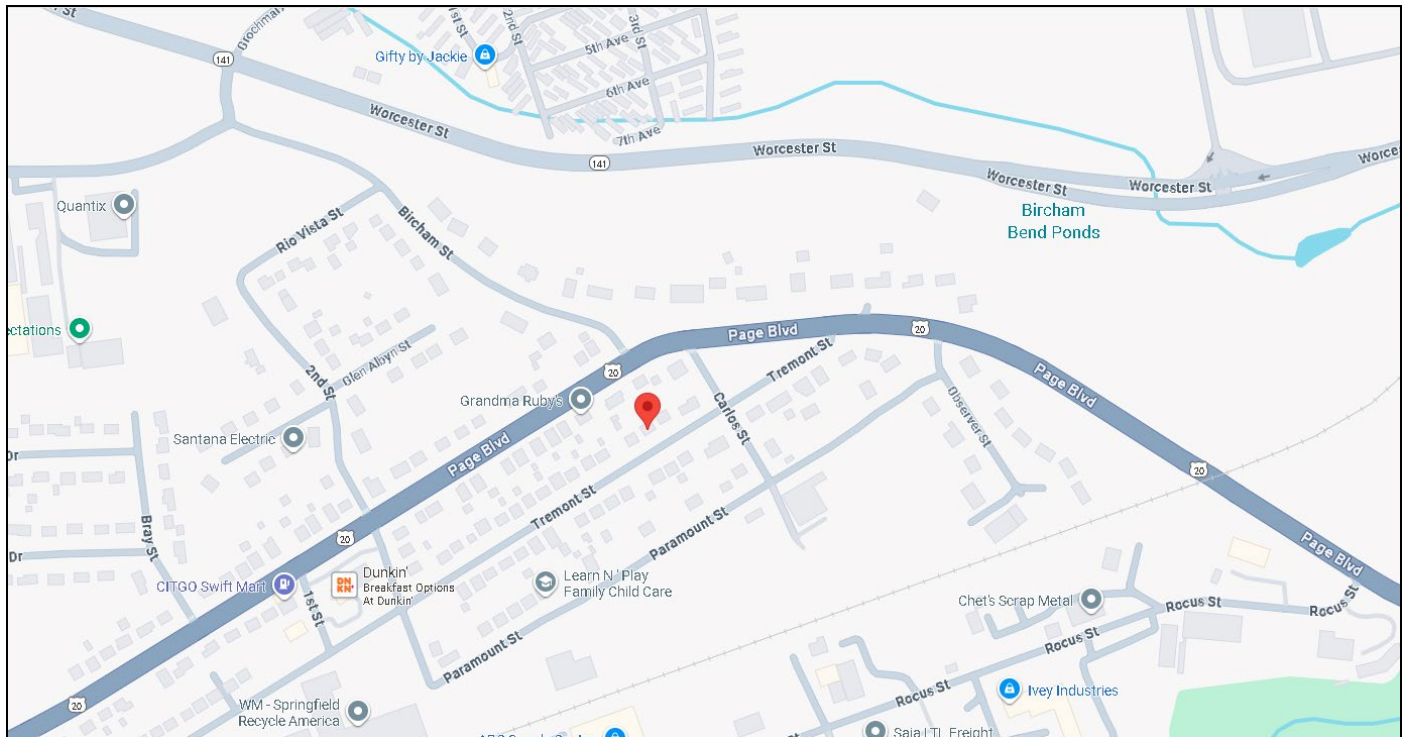
5/8" Infrastructure Renewal		11.50
5/8" Meter Monthly		3.76
Water Usage	@0.0515	3.09
Sewer Usage	@0.0785	4.71
		23.06

BILL SUMMARY

Previous Balance	16.91
Payments Received	-20.71
Adjustments	0.00
Additional Billing	0.00
Current Charges	23.06
TOTAL AMOUNT DUE	19.26

MAP

320 TREMONT ST., SPRINGFIELD, MA





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

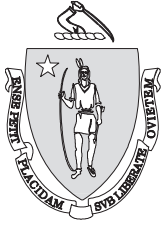
**JJManning.com
auctions@JJManning.com**

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The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7th Floor

Boston, MA 02108

(800) 532-9571 / (617)-624-5757

CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either deleaded or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at www.mass.gov/dph/clppp.

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit deleaded. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09

**NOTIFICATION PACKAGE WILL BE SUPPLIED
TO THE AUCTION BUYER OF THIS PROPERTY**