

City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		CABOT ST, HOLYOKE

OWNERSHIP

Owner 1:	PIONEER VALLEY TRUCKING INC
Owner 2:	
Owner 3:	
Street 1:	26 PEARL ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040 Own Occ: Y Type:

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 COM WHS with a(n) MILL Building Built about 1890, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 2 Units, 1 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	IG	IG	100	U	1	PUBLIC
o				t		
n				j		
Census:		8116		Exmpt		
Flood Haz:		NONE				
D				Topo	1	LEVEL
s				Street		
t				Traffic	5	HEAVY

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
316	COM WHS		20400		SQUARE FESITE			0	0.86	1.454	14									25,511						25,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
316	156,700	6,300	0.468	25,500	188,500		
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card: 3.07						/Parcel: 3.07	06/12/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	316	FV	156,700	6300	.468	25,500	188,500	188,500	Year End Roll	3/5/2015
2014	316	FV	156,700	6300	.468	25,500	188,500	188,500	Year End	2/20/2014
2013	316	FV	183,900	6800	.468	25,000	215,700	215,700		9/25/2012
2012	316	FV	187,700	6900	.468	25,500	220,100	220,100		2/10/2012
2011	316	FV	187,700	6900	.468	25,500	220,100	220,100	Year End Roll	1/18/2011
2010	316	FV	187,700	6900	.468	25,500	220,100	220,100	Year End	2/23/2010
2010	316	PC	257,400	10800	.468	25,100	293,300	293,300	PRIOR TO 2010 CALC CH	3/2/2009
2009	316	FV	257,400	10800	.468	25,100	293,300	293,300	2009 COMMITMENT	1/13/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CONN-MASS TABAC	8938-43		9/12/1994		45000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/31/2002	BP2002-339	REPAIRS		0				INSTALL 2 LAVS ON
10/23/1996	415	MANUAL	35,000	0				ALTS
11/15/1995	0	MANUAL		0				REPAIRS
12/6/1994	0	MANUAL	2,000	0				GAR DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2008	MEAS+INSPCTD	114	TIM PAYSON
4/30/2003	MEAS+INSPCTD	242	ANTHONY DULU
1/27/1997	PERMIT VISIT	185	
5/13/1996	PERMIT VISIT	107	
3/22/1994	MEASURED	107	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.46832	Total SF/SM:	20400.02	Parcel LUC:	316	COM WHS	Prime NB Desc:	IND FR	Total:	25,511	Spl Credit:		Total:	25,500
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EXTERIOR INFORMATION

Type:	35 - MILL
Sty Ht:	5 - 5
(Liv) Units:	2 Total: 2
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	D - FAIR
Year Bt:	1890
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	5 - MINIMUM
Sec Int Wall:	2 - PLASTER 25%
Partition:	M - MINIMUM
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	2 - 200 AMP CB
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	5 - STEAM
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wall:	0

BATH FEATURES

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	3	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

COMMENTS

ABS 1-33.

RESIDENTIAL GRID

1st Res Grid Desc:		# Units	
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMs:	BRS:	Baths: 1 HB: 3

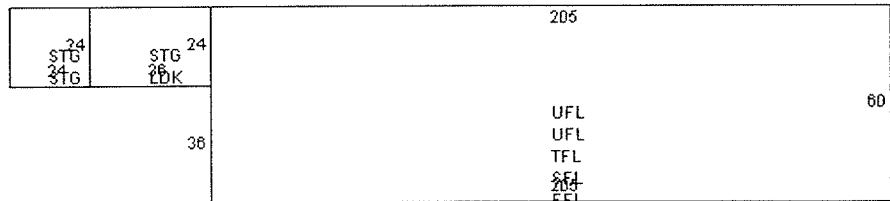
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



CALC SUMMARY

Basic \$ / SQ:	15.00
Size Adj:	0.87439024
Const Adj:	0.83329970
Adj \$ / SQ:	10.929
Other Features:	16900
Grade Factor:	0.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	502142
Depreciation:	352504
Depreciated Total:	149638

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val:				
Juris. Factor:				Val/Su Fin: 2.55
Special Features:	7100			Val/Su Net: 2.43
Final Total:	156700			Val/Su SzAd: 2.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
UFL	UPPR FLOOR	24,600	10.930	268,864
FFL	1ST FLOOR	12,300	10.930	134,432
SFL	2ND FLOOR	12,300	10.930	134,432
TFL	3RD FLOOR	12,300	10.930	134,432
STG	STORAGE	2,016	7.130	14,371
LDK	LOADING DK	864	16.100	13,914

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
UFL	UPPR FLOOR	24,600	10.930	268,864						
FFL	1ST FLOOR	12,300	10.930	134,432						
SFL	2ND FLOOR	12,300	10.930	134,432						
TFL	3RD FLOOR	12,300	10.930	134,432						
STG	STORAGE	2,016	7.130	14,371						
LDK	LOADING DK	864	16.100	13,914						
Net Sketched Area:		64,380		700,445						
Size Ad	61500	Gross Area	64380	FinArea	61500					

IMAGE

AssessPro Patriot Properties, Inc



SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
52	ELEV-FRT	M	S	1	5	A	AV	1890	3,600.00	B	70.2	316			5,400			5,400
93	RR SIDNG	D	Y	1	265	A	AV	1900	73.30	B	70.2	316			5,800			5,800
OHD	OVERHD DOOR	D	S	1	18X24	A	AV	1980	12.00	T	25	316			1,700			1,700
78	LITE-DBL	D	Y	1	1	A	AV	1980	1,000.00	T	50	316			500			500

MBP 019-01-013

More: N Total Yard Items: 6,300 Total Special Features: 7,100

Total: 13,400