

City of Holyoke



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	91
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		COTTAGE AV, HOLYOKE

OWNERSHIP

Owner 1:	GINGRAS LAURENT H
Owner 2:	GINGRAS VIOLET L
Owner 3:	
Street 1:	10 COTTAGE AVE
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01040 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .156 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1900, Having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R-2	R-2	100	U	1	PUBLIC
o				t		
n				l		
Census: 8118				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	2	LIGHT

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 Infru	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		6800		SQUARE FE SITE			0	1.	4.514	EF						30,694						30,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	65,500	3,200	0.156	30,700	99,400		
Total Card:		65,500	3,200	0.156	30,700	99,400	Entered Lot Size
Total Parcel:		65,500	3,200	0.156	30,700	99,400	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		50.30	/Parcel:	50.30	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	65,500	3200	.156	30,700	99,400	99,400	Year End Roll	3/5/2015
2014	101	FV	65,500	4100	.156	30,700	100,300	100,300	Year End	2/20/2014
2013	101	FV	67,100	4000	.156	35,000	106,100	106,100		9/25/2012
2012	101	FV	69,200	4100	.156	35,000	108,300	108,300		2/10/2012
2011	101	FV	69,200	4100	.156	35,000	108,300	108,300	Year End Roll	1/18/2011
2010	101	FV	69,200	4100	.156	35,000	108,300	108,300	Year End	2/23/2010
2010	101	PC	82,500	4100	.156	31,300	117,900	117,900	PRIOR TO 2010 CALC C-	3/2/2009
2010	101	Test	70,200	4100	.156	33,800	108,100	108,100	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASSIDY	9353-149		12/29/1995		50000	No	No			
CASSIDY	2612-142		6/12/1958			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
1/8/1999	BP1999-7	MANUAL	3,500	O				Close in front low

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2013	MEASURED	312	PAMELA SHEEH
11/20/2013	LEFT NOTICE	312	PAMELA SHEEH
5/11/2000	MEAS+INSPCTD	244	MARK DIMAURO
8/1/1995	MEAS+INSPCTD	370	JOHN WHELIHA

Sign: VERIFICATION OF VISIT HOT DATA

Total AC/HA:	0.15611	Total SF/SM:	6800.15	Parcel LUC:	101	ONE FAM	Prime NB Desc:	EARLY FR
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Total:	30,694	Spl Credit:		Total:	30,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	2A - 2A
(Liv) Units:	1 Total:1
Foundation:	4 - STONE
Frame:	1 - WOOD
Prime Wall:	5 - ASBESTOS
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	LIGHT BROWN
View / Desir:	

BATH FEATURES

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

COMMENTS

1 SHED=NV ABS 7-107.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1
Level:	FY LR DR D K FR RR BR FB HB L O			
Other:				
Upper:				
Lvl 2:				
Lvl 1:				
Lower:				
Totals	RMs:	8	BRs:	3
	Baths:	1	HB	

OTHER FEATURES

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:		% Own:	
Lump Sum Adj:		Name:	

CONDO INFORMATION

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

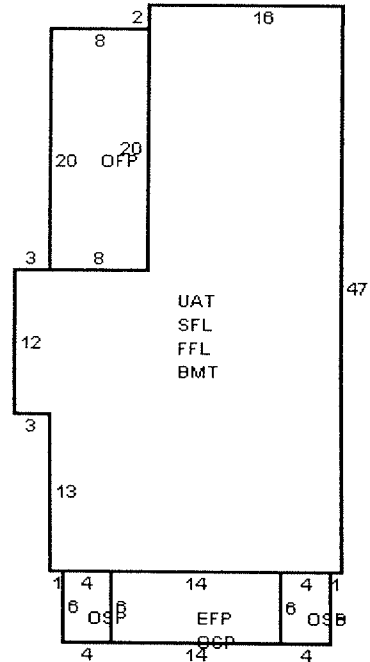
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOOD 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	5 - FUSES		
Insulation:	4 - FAIR		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	

DEPRECIATION

Phys Cond:	FR - Fair	53%
Functional:	P - XS DPR	10%
Economic:		%
Special:		%
Override:		%
Total:		58.33%

CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj:	0.96437246
Const Adj:	0.89907706
Adj \$ / SQ:	58.092
Other Features:	13050
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	157176
Depreciation:	91681
Depreciated Total:	65495

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				AvRate:
				Ind.Val
Juris. Factor:				Val/Su Fin: 33.15
Special Features:	0			Val/Su Net: 18.01
Final Total:	65500			Val/Su SzAd: 33.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	988	11.620	11,479	
FFL	1ST FLOOR	988	58.090	57,395	
SFL	2ND FLOOR	988	58.090	57,395	
UAT	UNF ATTIC	296	29.050	8,609	
OPF	OPEN PORCH	160	20.330	3,253	
OSP	SCRN PORCH	132	23.240	3,067	
EFP	ENCL PORCH	84	34.860	2,928	
Net Sketched Area:		3,636	Total:	144,126	
Size Ad	1976	Gross Area	4328	FinArea	1976

SUB AREA DETAIL

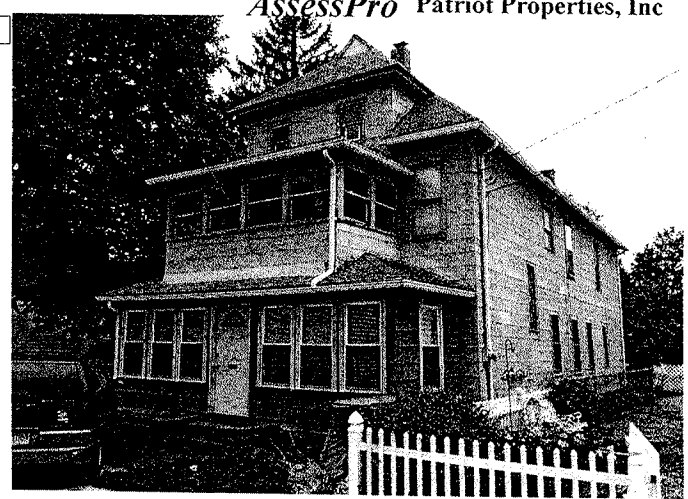
Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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SPEC FEATURES/YARD ITEMS

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
3	GARAGE	D	Y	1	11X19	F	FR	1900	30.21	T	50	101			3,200			3,200

MBP 091-00-079

IMAGE



AssessPro Patriot Properties, Inc