

City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1225	1227	DWIGHT ST, HOLYOKE

OWNERSHIP

Owner 1:	NEWSOME JEFFREY
Owner 2:	NEWSOME CATHERINE F
Owner 3:	
Street 1:	12 BALLARD ST
Street 2:	
Twn/City:	EASTHAMPTON
St/Prov:	MA Cntry
Postal:	01027-1004
Own Occ:	N
Type:	

PREVIOUS OWNER

Owner 1:	NEWSOME - JEFFREY
Owner 2:	-
Street 1:	1227 DWIGHT ST
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040

NARRATIVE DESCRIPTION

This Parcel contains .143 ACRES of land mainly classified as TWO FAM with a(n) 2 FAMILY Building Built about 1900, Having Primarily ASPHALT Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 8 Bdms.

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R-2	R-2	100	U	1	PUBLIC
o				t		
n				i		
Census:		8118		Exmpt		
Flood Haz:		NONE				
D				Topo	1	LEVEL
s				Street	1	PAVED
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
104	TWO FAM		6250		SQUARE FESITE			0	1.	4.880	EF		3							30,502						30,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
104	89,700		0.143	30,500	120,200
<b>Total Card</b>	89,700		0.143	30,500	120,200
<b>Total Parcel</b>	89,700		0.143	30,500	120,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		37.77	/Parcel: 37.77

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	104	FV	89,700	0	.143	30,500	120,200	120,200	Year End Roll	3/5/2015
2014	104	FV	89,700	0	.143	30,500	120,200	120,200	Year End	2/20/2014
2013	104	FV	91,700	0	.143	34,800	126,500	126,500		9/25/2012
2012	104	FV	94,500	0	.143	34,800	129,300	129,300		2/10/2012
2011	104	FV	96,500	200	.143	34,800	131,500	131,500	Year End Roll	1/18/2011
2010	104	FV	96,500	200	.143	34,800	131,500	131,500	Year End	2/23/2010
2010	104	PC	108,800	200	.143	31,100	140,100	140,100	PRIOR TO 2010 CALC CF	3/2/2009
2010	104	Test	96,500	200	.143	33,600	130,300	130,300	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEWSOME, JEFFREY	16652-599	QC	4/30/2007	FAMILY		1	No	No		
NEWSOME, JEFFREY	16356-583	QC	11/30/2006	FAMILY	100	No	No			
FLEURY, CATHERIN	16356-581	QC	11/30/2006	FAMILY	100	No	No			
LUCAS PIERRE A	9432-157		3/29/1996		71500	No	No			
DONOHUE	3789-0125		4/6/1973			No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
8/29/1995	0	MANUAL	1,700	O				REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2011	MEASURED	311	JIM KING
2/22/2011	LEFT NOTICE	311	JIM KING
7/30/1996	MEASURED	370	JOHN WHELIHA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.14348	Total SF/SM:	6249.99	Parcel LUC:	104	TWO FAM	Prime NB Desc:	EARLY FR
--------------	---------	--------------	---------	-------------	-----	---------	----------------	----------

Total:	30,502	Spl Credit:		Total:	30,500
--------	--------	-------------	--	--------	--------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

apro

2016

**EXTERIOR INFORMATION**

Type:	12 - 2 FAMILY
Sty Ht:	2A - 2A
(Liv) Units:	2 Total: 2
Foundation:	4 - STONE
Frame:	1 - WOOD
Prime Wall:	11 - ASPHALT
Sec Wall:	26 - WOOD 25%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

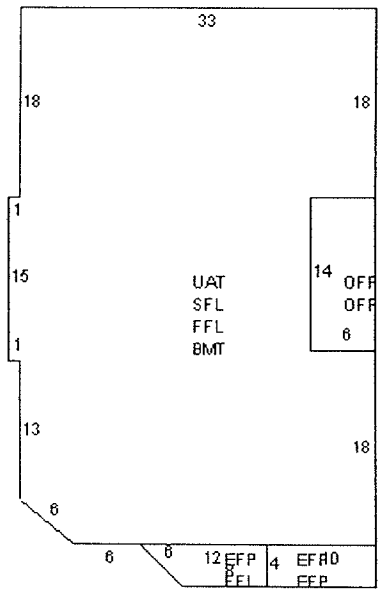
**BATH FEATURES**

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

**COMMENTS**

ABS 11-312.

**SKETCH**



**OTHER FEATURES**

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

**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: 12 BRs: 8 Baths: 2 HB:		

**GENERAL INFORMATION**

Grade:	C - AVERAGE		
Year Bilt:	1900	Eff Yr Bilt:	
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	6	4	1
1	6	4	2
Totals			
2	12	8	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wal:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
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	53.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		53.7%

**CALC SUMMARY**

Basic \$ / SQ:	56.00
Size Adj.:	0.82627279
Const Adj.:	0.92198986
Adj \$ / SQ:	42.662
Other Features:	29000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	193787
Depreciation:	104064
Depreciated Total:	89723

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				AvRate:
Ind.Val:				
Juris. Factor:				Val/Su Fin: 28.19
Special Features:	0			Val/Su Net: 16.27
Final Total:	89700			Val/Su SzAd: 28.19

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,611	42.660	68,728
BMT	BASEMENT	1,571	8.530	13,404
SFL	2ND FLOOR	1,571	42.660	67,021
UAT	UNF ATTIC	471	21.330	10,053
OFF	OPEN PORCH	168	14.930	2,509
EFP	ENCL PORCH	120	25.600	3,072

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

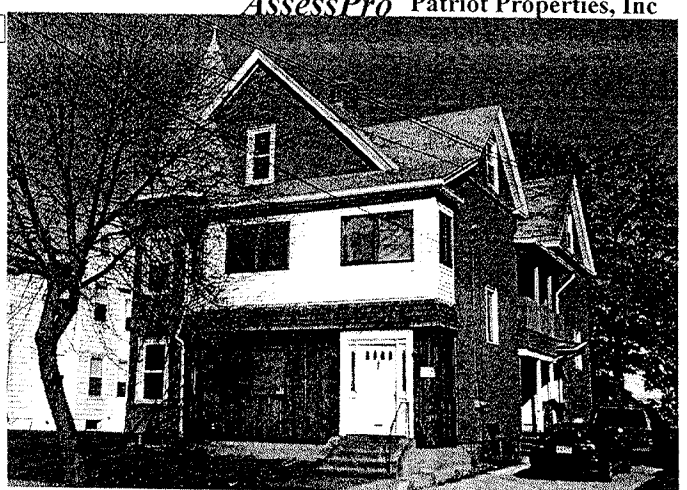
Net Sketched Area:	5,512	Total:	164,787		
Size Ad	3182	Gross Area	6612	FinArea	3182

**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

M B P 091-00-125

**IMAGE**



AssessPro Patriot Properties, Inc