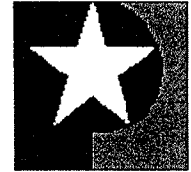


City of Holyoke



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:	62
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123	125	BEECH ST, HOLYOKE

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
105	137,700	7,700	0.101	26,900	172,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		76.37	/Parcel:	76.37	Land Unit Type:

OWNERSHIP

Owner 1:	TORRES DEMARIS R
Owner 2:	
Owner 3:	
Street 1:	P O BOX 507
Street 2:	
Twn/City:	SOUTH HADLEY
St/Prov:	MA Cntry
Postal:	01075
Own Occ:	N
Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	105	FV	137,700	7700	.101	26,900	172,300	172,300	Year End Roll	3/5/2015
2014	105	FV	137,700	7700	.101	26,900	172,300	172,300	Year End	2/20/2014
2013	105	FV	132,700	7500	.101	26,900	167,100	167,100		9/25/2012
2012	105	FV	136,800	7700	.101	26,900	171,400	171,400		2/10/2012
2011	105	FV	140,700	0	.101	26,900	167,600	167,600	Year End Roll	1/18/2011
2010	105	FV	140,700	0	.101	26,900	167,600	167,600	Year End	2/23/2010
2010	105	PC	141,600	0	.101	20,300	161,900	161,900	PRIOR TO 2010 CALC CH	3/2/2009
2010	105	Test	140,700	0	.101	26,900	167,600	167,600	prior to growth	5/1/2009

PRINT

Date	Time
06/03/15	12:45:36

LAST REV

Date	Time
08/04/11	14:12:19

villegas
8184

REVIOUS OWNER

Owner 1:	U.S. BANK NATIONAL ASSOCIATION -
Owner 2:	-
Street 1:	425 WALNUT ST
Twn/City:	CINCINNATI
St/Prov:	OH Cntry
Postal:	45202

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
U.S. BANK NATIO	17699-433	QC	3/20/2009	SALE FORCLOS	40100	No	No			
MURDOCK BRIAN	17386-19	FC	7/10/2008	FORCLOSURE	120000	No	No			
MURDOCK,BRIAN	16088-80	WD	7/31/2006	INVOLV CHARI	1	No	No			
CAPRA,ANNE M	15921-538	WD	5/24/2006		168000	No	No			
TABIN,ALAN J	14487-46	WD	9/15/2004		140000	No	No			
TABIN	6354-3		1/6/1987			No	No			
TABIN	6354 003		2/6/1963			No	No			

NARRATIVE DESCRIPTION

This Parcel contains .101 ACRES of land mainly classified as 3 FAMILY with a(n) 3 FAMILY Building Built about 1880, Having primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 3 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2010	MEASURED	311	JIM KING
11/30/2010	LEFT NOTICE	311	JIM KING

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	DR	DR	100	U	1	PUBLIC
o				t		
n				l		
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 / 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
105	3 FAMILY		4400		SQUARE FESITE			0	0.9	6.785	EP		3							26,869						26,900	

Sign: _____ / /

Total AC/HA:	0.10101	Total SF/SM:	4400.00	Parcel LUC:	105	3 FAMILY	Prime NB Desc:	EARLY PR
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Total:	26,869	Spl Credit:		Total:	26,900
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EXTERIOR INFORMATION

Type:	13 - 3 FAMILY
Sty Ht:	2A - 2A
(Liv) Units:	3 Total:3
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Bilt:	1880 Eff Yr Bilt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/Ft:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
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

BATH FEATURES

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

OTHER FEATURES

Kits:	3 Rating: AVERAGE
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

COMMENTS

ABS 19-381.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2
Level:	FY LR DR D K FR RR BR FB HB L O			
Other:				
Upper:				
Lvl 2:				
Lvl 1:				
Lower:				
Totals:	RMs:	13	BRs:	7
	Baths:	3	HB:	

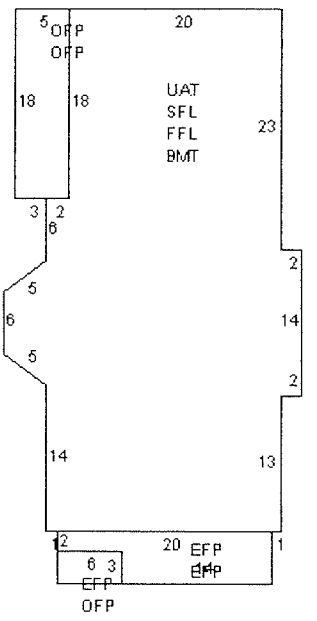
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	1
1	3	1	1
Totals			
3	13	7	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,128	9.630	10,863	
FFL	1ST FLOOR	1,128	48.150	54,313	
SFL	2ND FLOOR	1,128	48.150	54,313	
UAT	UNF ATTIC	338	24.080	8,147	
OFF	OPEN PORCH	198	16.850	3,337	
EFP	ENCL PORCH	182	28.890	5,258	
Net Sketched Area:		4,102	Total:	136,231	
Size Ad	2256	Gross Area	4892	FinArea	2256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT		BASEMENT			
FFL		1ST FLOOR			
SFL		2ND FLOOR			
UAT		UNF ATTIC			
OFF		OPEN PORCH			
EFP		ENCL PORCH			

CALC SUMMARY

Basic \$ / SQ:	54.00
Size Adj.:	0.91914892
Const Adj.:	0.97010303
Adj \$ / SQ:	48.150
Other Features:	43500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	179731
Depreciation:	42057
Depreciated Total:	137674

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val				
Juris. Factor:				61.04
Special Features:	0			33.57
Final Total:	137700			61.04

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
3	GARAGE	D Y	1	28 X 20	A	FR	1880	27.57	T	50	105			7,700			7,700

M B P 062-06-004