

City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		OAK ST, HOLYOKE

OWNERSHIP

Owner 1:	CURRAN EDWARD B
Owner 2:	
Owner 3:	
Street 1:	123 OAK ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040 Own Occ: Y Type:

PREVIOUS OWNER

Owner 1:	CURRAN - TIMOTHY F
Owner 2:	CURRAN - EDWARD B
Street 1:	P O BOX 6734
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01041-6734

NARRATIVE DESCRIPTION

This Parcel contains .101 ACRES of land mainly classified as TWO FAM with a(n) 2 FAMILY Building Built about 1890, Having Primarily ASPHALT Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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	2	LIGHT

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		4400		SQUARE FESITE			0	0.9	6.785	EP		3							26,869						26,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
104	65,700		0.101	26,900	92,600		
Total Card		65,700	0.101	26,900	92,600	Entered Lot Size	
Total Parcel		65,700	0.101	26,900	92,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 39.78			/Parcel: 39.78	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	104	FV	65,700	0	.101	26,900	92,600	92,600	Year End Roll	3/5/2015
2014	104	FV	65,700	0	.101	26,900	92,600	92,600	Year End	2/20/2014
2013	104	FV	67,300	0	.101	26,900	94,200	94,200		9/25/2012
2012	104	FV	69,300	0	.101	26,900	96,200	96,200		2/10/2012
2011	104	FV	69,300	0	.101	26,900	96,200	96,200	Year End Roll	1/18/2011
2010	104	FV	69,300	0	.101	26,900	96,200	96,200	Year End	2/23/2010
2010	104	PC	79,200	0	.101	20,300	99,500	99,500	PRIOR TO 2010 CALC CH	3/2/2009
2010	104	Test	69,300	0	.101	26,900	96,200	96,200	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CURRAN, TIMOTHY	12192-106	QC	3/4/2002	PART INTERES	40000	No	No			
CURRAN	9104-37		4/12/1995	CONVIENCE		No	No			
CURRAN	2443-111		1/9/1956			No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/30/2011	LEFT NOTICE	311	JIM KING

Sign: VERIFICATION OF VISIT NOT DATE: ___/___/___

Total AC/HA:	0.10101	Total SF/SM:	4400.00	Parcel LUC:	104	TWO FAM	Prime NB Desc:	EARLY PR
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Total:	26,869	Spl Credit:		Total:	26,900
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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:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	BROWN & TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C- - AVG. (-)
Year Blt:	1890
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdic:	
Fact:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
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 Wall:	0
% Sprinkled:	

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	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	FR - Fair	53.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		53.7%

CALC SUMMARY

Basic \$ / SQ:	56.00
Size Adj.:	0.90927839
Const Adj.:	0.90345025
Adj \$ / SQ:	46.003
Other Features:	29000
Grade Factor:	0.92
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	141986
Depreciation:	76246
Depreciated Total:	65740

COMMENTS

ABS 5-241.

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:	10	BRS:	6	Baths:	2	HB					

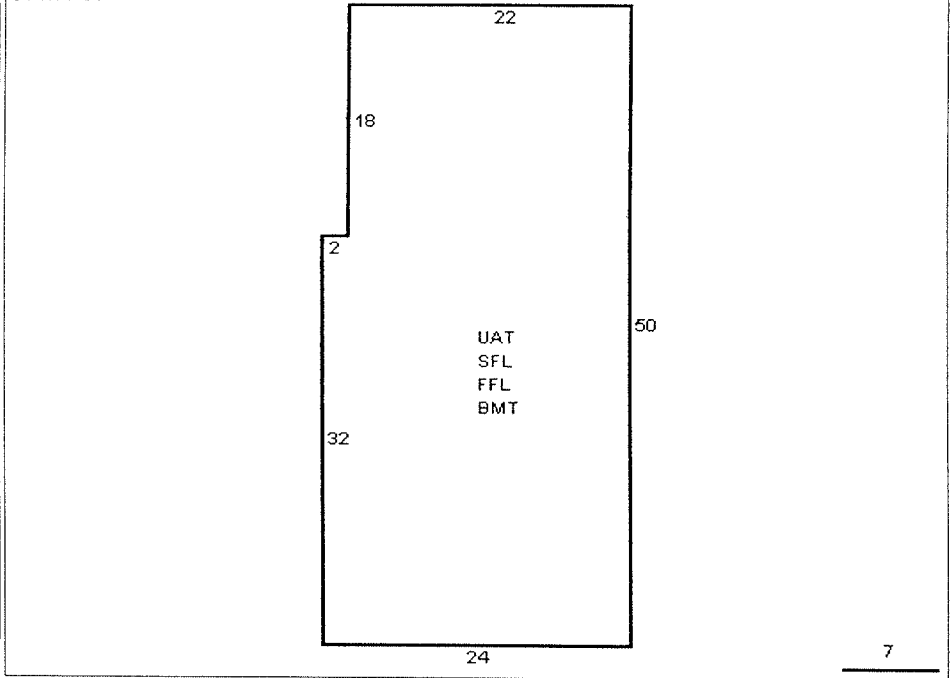
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	1
Totals			
2	10	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,164	9.200	10,710
FFL	1ST FLOOR	1,164	46.000	53,548
SFL	2ND FLOOR	1,164	46.000	53,548
UAT	UNF ATTIC	349	23.000	8,032

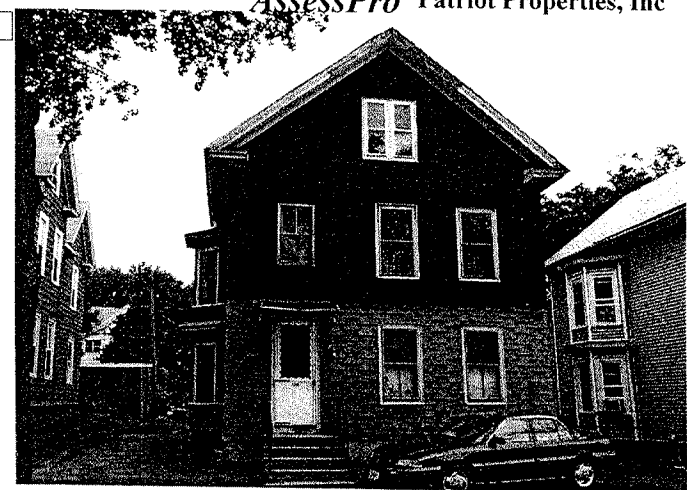
SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:	3,841	Total:	125,838
Size Ad	2328	Gross Area	4656
		FinArea	2328

M B P 062-07-004

IMAGE



AssessPro Patriot Properties, Inc

More: N Total Yard Items: Total Special Features: Total: