

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 |
|-----|--------|-----------------------|
| 126 | 128 | BEECH ST, HOLYOKE |

OWNERSHIP

| | |
|-----------|------------------------------------|
| Owner 1: | GUYOTT LISA |
| Owner 2: | KMS REALTY TRUST C/O MAURICE SPEAR |
| Owner 3: | |
| Street 1: | PO BOX 1 |
| Street 2: | |
| Twn/City: | HOLYOKE |
| St/Prov: | MA |
| Postal: | 01041 |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | SPEAR - KATHY M |
| Owner 2: | - |
| Street 1: | 54 PINE GROVE DR |
| Twn/City: | SOUTH HADLEY |
| St/Prov: | MA |
| Postal: | 01075 |

NARRATIVE DESCRIPTION

This Parcel contains .139 ACRES of land mainly classified as PT 4-8 with a(n) 4-8 FAM Building Built about 1910, Having primarily ASBESTOS Exterior and ASPHALT Roof Cover, with Units, 6 Baths, 0 HalfBaths, 0 3/4 Baths, 22 Rooms, and 11 Drms.

OTHER ASSESSMENTS

| Code | Descrp/No | Amount | Com: Int |
|------|-----------|--------|----------|
|------|-----------|--------|----------|

PROPERTY FACTORS

| Item | Code | Descrp | % | Item | Code | Descrp |
|------------|------|--------|-----|---------|------|--------|
| Z | DR | DR | 100 | U | 1 | PUBLIC |
| Census: | 8118 | | | Exmpt | | |
| Flood Haz: | NONE | | | | | |
| D | | | | Topo | 1 | LEVEL |
| S | | | | Street | 1 | PAVED |
| T | | | | Traffic | 5 | HEAVY |

AND 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 |
|----------|-------------|----------|-------------|-------------------|---------------|-----------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 111 | APT 4-8 | | 6050 | | SQUARE FESITE | | | 0 | 0.9 | 5.030 | EP | | | | | | | | | 27,388 | | | | | | 27,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yrd Items | Land Size | Land Value | Total Value |
|--------------|-----------------|-----------|--------------------------------|------------|----------------|
| 111 | 154,000 | | 0.139 | 27,400 | 181,400 |
| Total Card | 154,000 | | 0.139 | 27,400 | 181,400 |
| Total Parcel | 154,000 | | 0.139 | 27,400 | 181,400 |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 35.21 | /Parcel: 35.21 |

Legal Description

| | |
|-------------------|--|
| Entered Lot Size: | |
| Total Land: | |
| Land Unit Type: | |

User Acct

| |
|-----------|
| 0 |
| GIS Ref |
| GIS Ref |
| Insp Date |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------------|-----------|
| 2015 | 111 | FV | 154,000 | 0 | .139 | 27,400 | 181,400 | 181,400 | Year End Roll | 3/5/2015 |
| 2014 | 111 | FV | 154,000 | 0 | .139 | 27,400 | 181,400 | 181,400 | Year End | 2/20/2014 |
| 2013 | 111 | FV | 156,100 | 0 | .139 | 27,400 | 183,500 | 183,500 | | 9/25/2012 |
| 2012 | 111 | FV | 160,900 | 0 | .139 | 27,400 | 188,300 | 188,300 | | 2/10/2012 |
| 2011 | 111 | FV | 160,900 | 0 | .139 | 27,400 | 188,300 | 188,300 | Year End Roll | 1/18/2011 |
| 2010 | 111 | FV | 160,900 | 0 | .139 | 27,400 | 188,300 | 188,300 | Year End | 2/23/2010 |
| 2010 | 111 | PC | 179,800 | 0 | .139 | 20,700 | 200,500 | 200,500 | PRIOR TO 2010 CALC C- | 3/2/2009 |
| 2009 | 111 | FV | 179,800 | 0 | .139 | 20,700 | 200,500 | 200,500 | 2009 COMMITMENT | 1/13/2009 |

M B P 062-03-015

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|-----|-----|-------|-----------------|---------------|
| SPEAR, KATHY M | 10944-51 | QC | 9/29/1999 | CONVIENCE | | 100 | No | No | | CORRECTIVE QC |
| SPEAR MAURICE V | 9538-196 | | 6/28/1996 | FORCLOSURE | 15000 | No | No | | | |
| ROLLAND | 6887-461 | | 7/1/1988 | | | No | No | | | |

TAX DISTRICT

PAT ACCT.

8128

BUILDING PERMITS

| Date | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|----------|--------|--------|--------|-----|------------|----------|-----------|------------|
| 8/1/1992 | | MANUAL | | | | | | FIRE DAMAG |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|--------------|
| 11/3/1997 | NO CHG@HEARI | 112 | MIKE TUMULTY |
| 11/21/1994 | CHG@HEARING | 105 | |
| 3/29/1994 | MAILER RETUR | 107 | |

Sign

VERIFICATION OF VISIT NOT DATA

| | | | | |
|--------|--------|------------|--------|--------|
| Total: | 27,388 | Spl Credit | Total: | 27,400 |
|--------|--------|------------|--------|--------|

| | |
|---------------|--------------|
| Type: | B1 - 4-8 FAM |
| Sty Ht: | 3 - 3 |
| (Liv) Units: | 6 Total: 6 |
| Foundation: | 3 - BRICK |
| Frame: | 1 - WOOD |
| Prime Wall: | 5 - ASBESTOS |
| Sec Wall: | % |
| Roof Struct: | 5 - MANSARD |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

| | | | |
|------------|---|---------|---------|
| Full Bath: | 6 | Rating: | AVERAGE |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

| | | | |
|-----------------------|---|---------|---------|
| OTHER FEATURES | | | |
| Kits: | 6 | Rating: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

| | | | |
|----------------------------|---------------|-------------|--|
| GENERAL INFORMATION | | | |
| Grade: | C- - AVG. (-) | | |
| Year Blt: | 1910 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdic: | | Fact: | |
| Const Mod: | | % Own: | |
| Lump Sum Adj: | | Name: | |

| | | | |
|-----------------------------|----------------|--------------|----|
| INTERIOR INFORMATION | | | |
| Avg Ht/FL: | STD | | |
| Prim Int Wall: | 2 - PLASTER | | |
| Sec Int Wall: | % | | |
| Partition: | T - TYPICAL | | |
| Prim Floors: | 4 - CARPET | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | | | |
| Bsmnt Gar: | | | |
| Electric: | 4 - 100 AMP CB | | |
| Insulation: | 4 - FAIR | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - GAS | | |
| Heat Type: | 3 - FORCED H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | |

| | | |
|---------------------|--------------|-------|
| DEPRECIATION | | |
| Phys Cond: | AV - Average | 37.0% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 37.8% |

| | |
|---------------------|------------|
| CALC SUMMARY | |
| Basic \$ / SQ: | 46.00 |
| Size Adj: | 0.73975158 |
| Const Adj: | 0.95991588 |
| Adj \$ / SQ: | 32.665 |
| Other Features: | 87000 |
| Grade Factor: | 0.92 |
| Neighborhood Int: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 247566 |
| Depreciation: | 93580 |
| Depreciated Total: | 153986 |

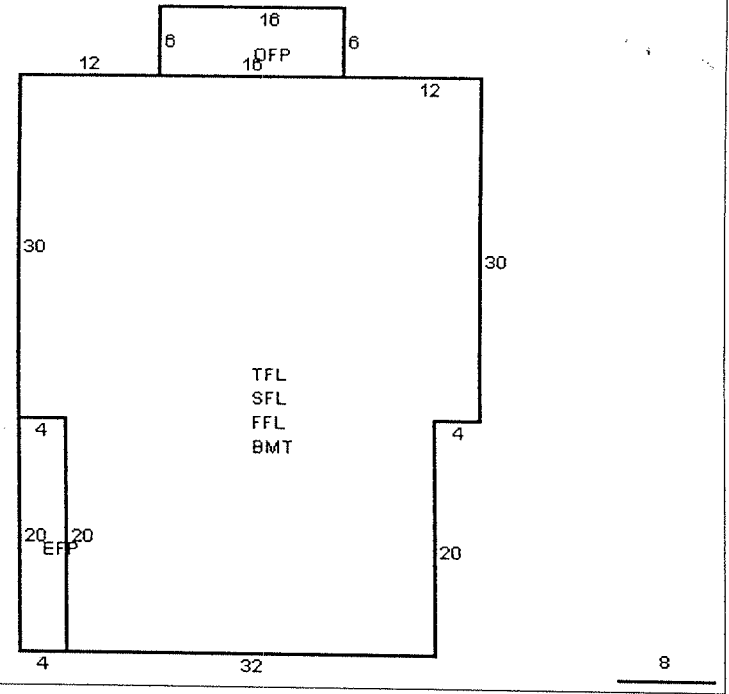
ABS 5-199.

| | | | | |
|-------------------------|---------------------------------|----------|----------|----|
| 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: 22 | BRS: 11 | Baths: 6 | HB |

| | |
|-------------------|--|
| REMODELING | |
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

| | | | | |
|----------------------|-----|-----|----|--|
| RES BREAKDOWN | | | | |
| No. Unit | RMS | BRS | FL | |
| 1 | 2 | 1 | 1 | |
| 5 | 4 | 2 | 1 | |
| Totals: | | | | |
| 6 | 22 | 11 | | |

| | | | | |
|-------------------------|-----------|--------------|-------|------------|
| COMPARABLE SALES | | | | |
| Rate | Parcel ID | Typ | Date | Sale Price |
| WAVS/SQ | | AvRate | | Ind.Val |
| Juris. Factor: | | Val/Su Fin: | 29.89 | |
| Special Features: | 0 | Val/Su Net: | 21.48 | |
| Final Total: | 154000 | Val/Su SzAd: | 29.89 | |

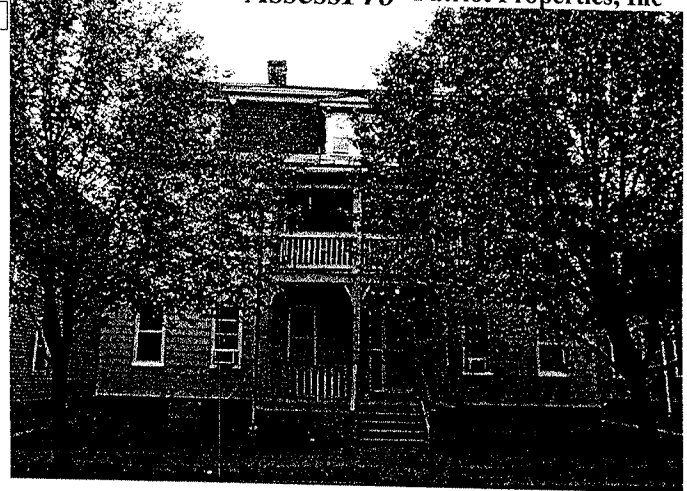


| | | | | | |
|--------------------|-------------|------------|-----------|---------------|------|
| SUB AREA | | | | | |
| Code | Description | Area - SQ | Rate - AV | Undepr. Value | |
| BMT | BASEMENT | 1,840 | 6.530 | 12,021 | |
| FFL | 1ST FLOOR | 1,840 | 32.660 | 60,103 | |
| SFL | 2ND FLOOR | 1,840 | 32.660 | 60,103 | |
| TFL | 3RD FLOOR | 1,472 | 32.660 | 48,082 | |
| OFF | OPEN PORCH | 96 | 11.430 | 1,098 | |
| EFP | ENCL PORCH | 80 | 19.600 | 1,568 | |
| Net Sketched Area: | | 7,168 | Total: | 182,975 | |
| Size Ad | 5152 | Gross Area | 7536 | Fin Area | 5152 |

| | | | | | |
|------------------------|--------|---------|--------|----|-------|
| SUB AREA DETAIL | | | | | |
| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| TFL | 80 | | | | 0 |

IMAGE

AssessPro Patriot Properties, Inc



MBP 062-03-015

More: N

Total Yard Items:

Total Special Features:

Total: