

No	Alt No	Direction/Street/City
163		PEARL ST, HOLYOKE

OWNERSHIP

Owner 1: BERGERON JOHN V
 Street 1: 163 PEARL ST
 Twn/City: HOLYOKE
 St/Prov: MA Cntry: Own Occ: Y
 Postal: 01040 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2013	MEASURED	312	PAMELA SHEEH
11/14/2013	LEFT NOTICE	312	PAMELA SHEEH

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R-2	R-2	100	U	1	PUBLIC
o				t		
n				i		

Exmpt:

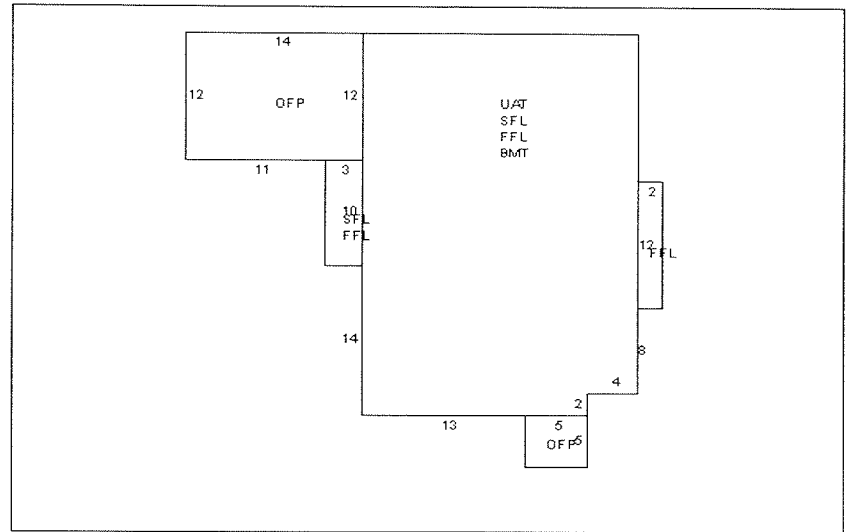
EXTERIOR INFORMATION

Type: OLD STYLE
 Sty Ht: 2A - 2A
 (Liv) Units: 1 Total: 1
 Foundation: BRICK
 Frame: WOOD
 Prime Wall: WOOD SHING
 Sec Wall: BRICK 50 %
 Roof Struct: GABLE
 Roof Cover: ASPHALT
 Color: CREAM
 View /Desir:

INTERIOR INFORMATION

Avg Ht/Fl: STD
 Prim Int Wal: DRYWALL
 Sec Int Wall: %
 Partition: TYPICAL
 Prim Floors: HARDWOOD
 Sec Floors: %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric: TYPICAL
 Insulation: TYPICAL
 Int vs Ext: S
 Heat Fuel: GAS
 Heat Type: STEAM
 # Heat Sys: 1
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal: 0 % Sprinkled

TAX DISTRICT



GENERAL INFORMATION

Grade: AVERAGE
 Year Bilt: 1880 Eff Yr Bilt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:

BATH FEATURES

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

CONDO INFORMATION

Location:
 Unit #:
 Floor:
 % Own:
 Name:

DEPRECIATION

Phys Cond: Average 37.80 %
 Functional: %
 Economic: %
 Special: %
 Override: %

OTHER FEATURES

Kits: 1 Rating: AVERAGE
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: Rating:

BUILDING PERMITS CARD 1 of 1

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
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TOTAL ASSESSED: 140,200

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	97,100	300	0.162	42,800	140,200

Total: 37.8 %

REMODELING

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

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	838	69.040	57,859
SFL	2ND FLOOR	814	69.040	56,201
BMT	BASEMENT	784	13.810	10,826
UAT	UNF ATTIC	235	34.520	8,120
OFF	OPEN PORCH	193	24.170	4,664

CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj.:	1.03583539
Const Adj.:	0.99485052
Adj \$ / SQ:	69.044
Grade Factor:	1.00
Other Features:	18500
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	156169
Depreciation:	59032
Depreciated Total:	97137
Juris. Factor:	
Special Features:	0
Final Total:	97100

Total Card	97,100	300	0.162	42,800	140,200
Total Parcel	97,100	300	0.162	42,800	140,200

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2016	101	97,100	300	.162	42,800	140,200	140,200
2015	101	97,100	300	.162	42,800	140,200	140,200

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
GRIFFIN	3825-292		7/26/1973			No	No		

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	Ass'd Value
2	SHED/FR	Y		1	48	A	AV	1970	10.80	T	50	101		EA	300			300

More: N Total Yard Items: 300 Total Special Features: Total: 300

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
101	ONE FAM		7041		SQUARE FESITE			0	1.18	5.149	EA									42,782						42,800	

Total AC/HA: 0.16164 Total SF/SM: 7041.04 Parcel LUC: 101 ONE FAM Prime NB Desc: EARLY AV

COMMENTS

ABS 7-297.

Legal Description

Total: 42,782 Spl Credit: Total: 42,800 More: N