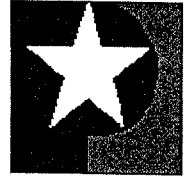


City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		ONTARIO AV, HOLYOKE

OWNERSHIP

Owner 1:	LESPEARANCE STUART E
Owner 2:	LESPEARANCE GERTRUDE A
Owner 3:	
Street 1:	167 ONTARIO AVE
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .238 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1965, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R-1A	R-1A	100	U	1	PUBLIC
o				t		
n				i		
Census: 8121.01				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
101	ONE FAM		10355		SQUARE FESITE			0	1.82	3.565	MG									67,193						67,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	124,200	21,900	0.238	67,200	213,300		0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card: 102.84						/Parcel: 102.84	01/24/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	124,200	21900	.238	67,200	213,300	213,300	Year End Roll	3/5/2015
2014	101	FV	124,200	21900	.238	67,200	213,300	213,300	Year End	2/20/2014
2013	101	FV	119,900	12500	.238	70,900	203,300	203,300		9/25/2012
2012	101	FV	123,600	12900	.238	70,900	207,400	207,400		2/10/2012
2011	101	FV	123,600	12900	.238	70,900	207,400	207,400	Year End Roll	1/18/2011
2010	101	FV	123,600	12900	.238	70,900	207,400	207,400	Year End	2/23/2010
2010	101	PC	136,300	12900	.238	58,300	207,500	207,500	PRIOR TO 2010 CALC CF	3/2/2009
2010	101	Test	128,000	12900	.238	65,000	205,900	205,900	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELMWOOD HTS REA	7834-494		10/21/1991			No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
1/24/2013	MEASURED	311	JIM KING
1/24/2013	LEFT NOTICE	311	JIM KING
7/13/1994	MEAS+INSPCTD	370	JOHN WHELIHA

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

Total AC/HA:	0.23772	Total SF/SM:	10355.08	Parcel LUC:	101	ONE FAM	Prime NB Desc	MOD GOOD
--------------	---------	--------------	----------	-------------	-----	---------	---------------	----------

Total:	67,193	Spl Credit:		Total:	67,200
--------	--------	-------------	--	--------	--------

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

brunelle

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - DRYWALL
Sec Int Wall:	4 - SOLID WOO 50%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	2 - 200 AMP CB
Insulation:	2 - TYPICAL
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 Wall:	0
% Sprinkled:	

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:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	20.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20.8%

CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj:	1.19016385
Const Adj:	1.03535092
Adj \$ / SQ:	82.560
Other Features:	21800
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	156769
Depreciation:	32608
Depreciated Total:	124161

COMMENTS

ABS 18-294.

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: 5 BRs: 2 Baths: 2 HB	

REMODELING

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

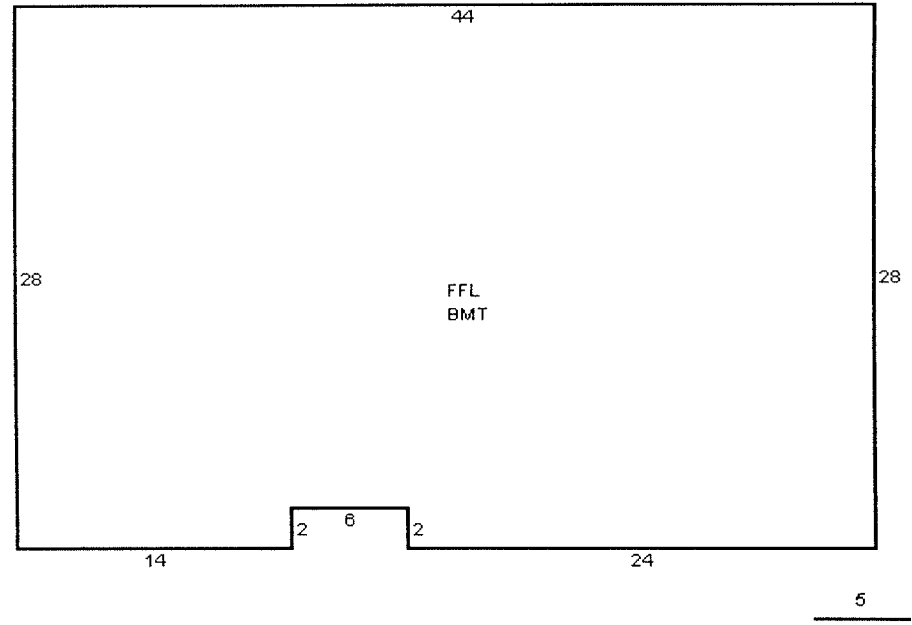
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				AvRate:
Juris. Factor:				Val/Su Fin: 59.88
Special Features:	0			Val/Su Net: 50.90
Final Total:	124200			Val/Su SzAd: 101.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,220	28.070	34,246	
FFL	1ST FLOOR	1,220	82.560	100,723	
Net Sketched Area:		2,440	Total:	134,969	
Size Ad	1220	Gross Area	2440	FinArea	2074

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	70 A		0

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	24X44	A	AV	1986	25.89	T	20	101			21,900			21,900

M B P 154-00-043

More: N

Total Yard Items: 21,900

Total Special Features:

Total: 21,900