

City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Air No	Direction/Street/City
167		SOUTH MARTIN ST, HOLYOKE

OWNERSHIP

Owner 1:	LAVELLE CHARLES E
Owner 2:	LAVELLE CAROL A
Owner 3:	
Street 1:	167 SOUTH MARTIN ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040 Own Occ: Y Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .177 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 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-2	R-2	100	U	1	PUBLIC
o				t		
n				j		
Census:		8121.02		Exmpt		
Flood Haz:		NONE				
D				Topo	2	ABV ST
s				Street	1	PAVED
t				Traffic	2	LIGHT

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 Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		7715		SQUARE FESITE			0	1.18	4.717	EA						42,941					42,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	97,700		0.177	42,900	140,600		0
Total Card							GIS Ref
Total Parcel							GIS Ref
Source: Market Adj Cost							Insp Date
Total Value per SQ unit /Card: 131.21 /Parcel: 131.21							06/19/97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	97,700	0	.177	42,900	140,600	140,600	Year End Roll	3/5/2015
2014	101	FV	97,700	0	.177	42,900	140,600	140,600	Year End	2/20/2014
2013	101	FV	96,900	0	.177	47,300	144,200	144,200		9/25/2012
2012	101	FV	99,900	0	.177	47,300	147,200	147,200		2/10/2012
2011	101	FV	99,900	0	.177	47,300	147,200	147,200	Year End Roll	1/18/2011
2010	101	FV	99,900	0	.177	47,300	147,200	147,200	Year End	2/23/2010
2010	101	PC	114,400	0	.177	45,100	159,500	159,500	PRIOR TO 2010 CALC Ct	3/2/2009
2010	101	Test	107,600	0	.177	45,100	152,700	152,700	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SWEENEY	4349-243		11/16/1976			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/9/2004	EP-2004-643	MANUAL		0				REPLACE TREE DAMAG

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/1997	ENTRY DENIED	370	JOHN WHELJHA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.17711 Total SF/SM: 7714.91 Parcel LUC: 101 ONE FAM Prime NB Desc: EARLY AV

Total: 42,941 Spl. Credit: Total: 42,900

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

apro

Type: 2 - BUNGALOW
 Sty Ht: 1A - 1A
 (Liv) Units: 1 Total: 1
 Foundation: 2 - CONC BLOCK
 Frame: 1 - WOOD
 Prime Wall: 4 - VINYL
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT
 Color:
 View / Desir:

BATH FEATURES
 Full Bath: 1 Rating: AVERAGE
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 Othr Fix: Rating:

COMMENTS
 ABS 11-484.
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: 1 HB:

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

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

GENERAL INFORMATION
 Grade: C - AVERAGE
 Year Blt: 1950 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION
 Avg Ht/FL: STD
 Prim Int Wall: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 3 - HARDWOOD
 Sec Floors: %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 1 - OIL
 Heat Type: 2 - GRAVITY H/A
 # Heat Sys: 1
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal: 0 % Sprinkled:

DEPRECIATION
 Phys Cond: GD - Good 23 %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 23.4 %

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

RES BREAKDOWN

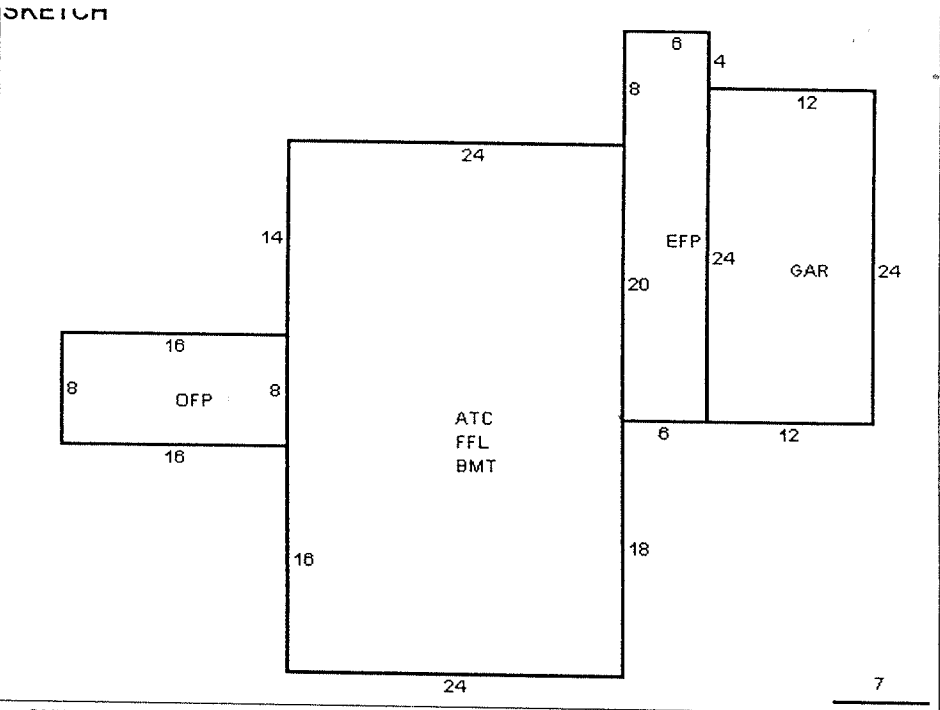
No	Unit	RMS	BRS	FL
1		5	2	1
Totals				
1		5	2	

CALC SUMMARY

Basic \$ / SQ:	60.00
Size Adj:	1.18479538
Const Adj:	0.97990203
Adj \$ / SQ:	69.659
Other Features:	14500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	127577
Depreciation:	29853
Depreciated Total:	97724

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:		91.14
Special Features:	0	Val/Su Net:		35.83
Final Total:	97700	Val/Su SzAd:		79.35



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	912	13.930	12,706	
FFL	1ST FLOOR	912	69.660	63,529	
ATC	ATTIC	319	55.730	17,788	
GAR	GARAGE	288	30.940	8,912	
EFP	ENCL PORCH	168	41.800	7,022	
OFF	OPEN PORCH	128	24.380	3,121	
Net Sketched Area:		2,727	Total:	113,078	
Size Adj	1231.1999	Gross Area	3320	FinArea	1072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	50 A		0

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

