077	02	013	1 of 1	RESIDENTIAL	TOTAL ASSESSED: 97,000
MAP	BLOCK	PARCEL	CARD		!8604!

City of Holyoke

Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		LOCUST ST, HOLYOKE

OWNERSHIP

Owner 1:	NAFRANOWICZ MICHAEL & EUGENE (ESTATE)		
Owner 2:	C/O DAYNA A. ABRAZINSKI		
Owner 3:			
Street 1:	168 LOCUST ST		
Street 2:			
Twn/City:	HOLYOKE		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01040		Type:

PREVIOUS OWNER

Owner 1:	NAFRANOWICZ - MICHAEL & EUGENE		
Owner 2:	C/O DANA ABRAZINSKI -		
Street 1:	168 LOCUST ST		
Twn/City:	HOLYOKE		
St/Prov:	MA	Cntry	
Postal:	01040		

NARRATIVE DESCRIPTION

This Parcel contains .126 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1900, Having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	64,200	2,600	0.126	30,200	97,000
Total Card	64,200	2,600	0.126	30,200	97,000
Total Parcel	64,200	2,600	0.126	30,200	97,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 68.31 | /Parcel: 68.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date
04/03/14

PREVIOUS ASSESSMENT

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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	64,200	2600	.126	30,200	97,000	97,000	Year End Roll	3/5/2015
2014	101	FV	65,000	2600	.126	30,200	97,800	97,800	Year End	2/20/2014
2013	101	FV	66,600	2600	.126	34,500	103,700	103,700		9/25/2012
2012	101	FV	68,700	2600	.126	34,500	105,800	105,800		2/10/2012
2011	101	FV	68,700	2600	.126	34,500	105,800	105,800	Year End Roll	1/18/2011
2010	101	FV	68,700	2600	.126	34,500	105,800	105,800	Year End	2/23/2010
2010	101	PC	82,200	2600	.126	30,800	115,600	115,600	PRIOR TO 2010 CALC CH	3/2/2009
2010	101	Test	69,600	2600	.126	33,300	105,500	105,500	prior to growth	5/1/2009

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8604

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NAFRANOWICZ, EU	13444-401	AF	8/1/2003	FAMILY	1	No	No			DUCZYNAKI ALBERT ADM
NAFRANOWICZ	7441-336		4/30/1990			No	No			

PRINT

Date	Time
06/03/15	12:37:50

LAST REV

Date	Time
08/13/14	14:28:23
odabashm	

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:	77
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/3/2014	MEASURED	311	JIM KING
4/3/2014	LEFT NOTICE	311	JIM KING
10/18/1995	MEAS+INSPCTD	243	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	R-2	R-2	100	U	1	PUBLIC
o				t		
n				l		
Census:	8120			Exmpt		
Flood Haz:	NONE					
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	2	LIGHT

Sign: ____/____/____

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		5500		SQUARE FE	SITE		0	1.	5.498	EF									30,239						30,200	

Total AC/HA:	0.12626	Total SF/SM:	5499.89	Parcel LUC:	101	ONE FAM	Prime NB Desc: EARLY FR

Total:	30,239	Spl Credit		Total:	30,200

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

EXTERIOR INFORMATION

Type:	15 - OLD STYLE		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRICK		
Frame:	1 - WOOD		
Prime Wall:	5 - ASBESTOS		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	4 - 100 AMP CB		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	FR - Fair	53.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	53.7	%

CALC SUMMARY

Basic $ / SQ:	67.00
Size Adj.:	1.10704231
Const Adj.:	0.96020401
Adj $ / SQ:	71.220
Other Features:	13050
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	138643
Depreciation:	74451
Depreciated Total:	64192

COMMENTS

ABS 8-109.

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:	6	BRs:	3	Baths:	1	HB	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1

Totals		
1	6	3

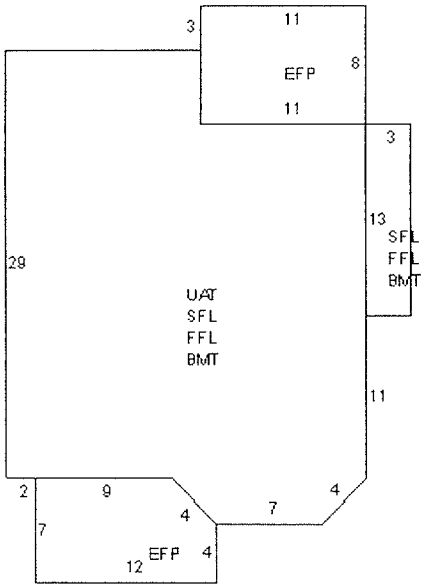
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Val/Su Fin:	45.21
Special Features:	0	Val/Su Net:	25.69
Final Total:	64200	Val/Su SzAd	45.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	710	14.240	10,113
FFL	1ST FLOOR	710	71.220	50,566
SFL	2ND FLOOR	710	71.220	50,566
UAT	UNF ATTIC	201	35.610	7,168
EFP	ENCL PORCH	168	42.730	7,179

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:	2,499	Total:	125,592
Size Ad	1420	Gross Area	2969	FinArea	1420
---	---	---	---	---	---

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 18X18	F	PR	1900	27.16	T	70	101			2,600		2,600

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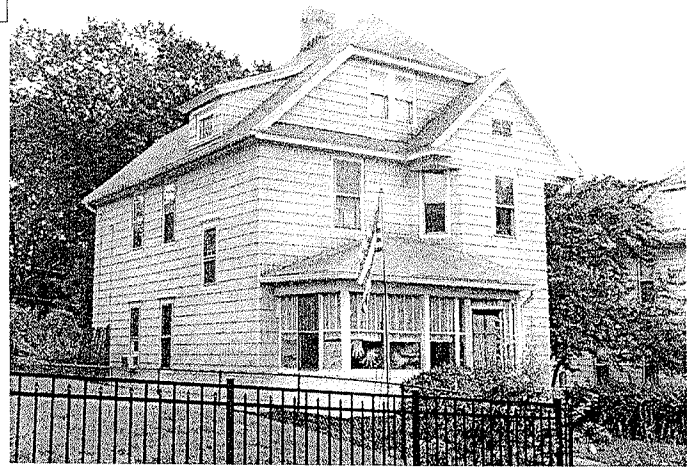
IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600