

City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		MCGRADY ST, HOLYOKE

OWNERSHIP

Owner 1:	CREAN GERALD B.
Owner 2:	
Owner 3:	
Street 1:	1028 BOULEVARD
Street 2:	SUITE 229
Twn/City:	WEST HARTFORD
St/Prov:	CT
Cntry:	
Own Occ:	Y
Postal:	06119
Type:	

PREVIOUS OWNER

Owner 1:	CREAN - CHARLES B
Owner 2:	-
Street 1:	19 MCGRADY ST
Twn/City:	HOLYOKE
St/Prov:	MA
Cntry:	
Postal:	01040

NARRATIVE DESCRIPTION

This Parcel contains .22 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1959, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdms.

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				l		
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 / 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		9603		SQUARE FE SITE			0	1.6	3.829	MA									58,830						58,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	83,100	6,500	0.220	58,800	148,400		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: 140.53							12/05/12
/Parcel: 140.53							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	83,100	6500	.22	58,800	148,400	148,400	Year End Roll	3/5/2015
2014	101	FV	83,100	6500	.22	58,800	148,400	148,400	Year End	2/20/2014
2013	101	FV	82,100	6300	.22	66,200	154,600	154,600		9/25/2012
2012	101	FV	84,600	6500	.22	66,200	157,300	157,300		2/10/2012
2011	101	FV	84,600	6500	.22	66,200	157,300	157,300	Year End Roll	1/18/2011
2010	101	FV	84,600	6500	.22	66,200	157,300	157,300	Year End	2/23/2010
2010	101	PC	101,700	6500	.22	53,700	161,900	161,900	PRIOR TO 2010 CALC C/3/2/2009	
2010	101	Test	87,700	6500	.22	61,800	156,000	156,000	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CREAN, CHARLES B	18812-545	FI	6/21/2011	FAMILY	110000	No	No			
CREAN	5668-85		8/15/1984			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/25/2011	BP_2011-12	MANUAL						ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/5/2012	MEASURED	311	JIM KING
2/22/2012	PERMIT VISIT	246	D BRUNELLE
11/9/1993	MEASURED	370	JOHN WHELIIHA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.22045	Total SF/SM:	9602.80	Parcel LUC:	101	ONE FAM	Prime NB Desc:	MOD AV
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Total:	58,830	Spl. Credit:		Total:	58,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

apro

2016

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:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Bilt:	1959 Eff Yr Bilt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	% Own:
Lump Sum Adj:	Name:

INTERIOR INFORMATION

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

BATH FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj.:	1.28181815
Const Adj.:	1.00999999
Adj \$ / SQ:	86.741
Other Features:	17500
Grade Factor:	1.00
Neighborhood Inf.:	1.00000000
LUC Factor:	1.00
Adj Total:	133663
Depreciation:	50525
Depreciated Total:	83138

COMMENTS

ABS 16-465.

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:	

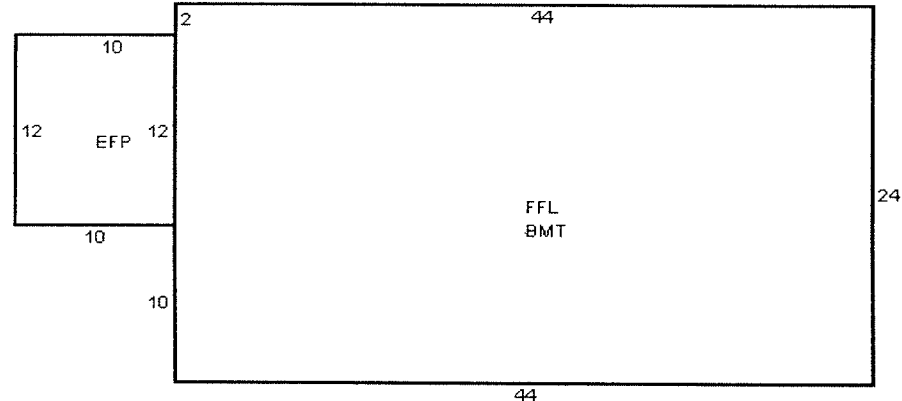
RES BREAKDOWN

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:		78.69
Special Features:	0	Val/Su Net:		37.23
Final Total:	83100	Val/Su SzAd:		78.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,056	17.350	18,320
FFL	1ST FLOOR	1,056	86.740	91,598
EFP	ENCL PORCH	120	52.040	6,245

SUB AREA DETAIL

Sub Area	% Usbl	Descr	% Type	Qu	# Ten
BMT		BASEMENT			
FFL		1ST FLOOR			
EFP		ENCL PORCH			

Net Sketched Area:	2,232	Total:	116,163
Size Ad	1056	Gross Area	2232
		FinArea	1056

IMAGE



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	24X14	A	AV	1959	29.95	T	35	101			6,500			6,500

MBP 161-00-014

More: N

Total Yard Items: 6,500

Total Special Features:

Total: 6,500