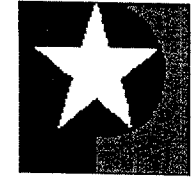


City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		ARTHUR ST, HOLYOKE

OWNERSHIP

Owner 1:	RODRIGUEZ MILTON
Owner 2:	RODRIGUEZ LINDA
Owner 3:	
Street 1:	20 ARTHUR ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040 Own Occ: Y Type:

PREVIOUS OWNER

Owner 1:	LAMIRANDE - BARBARA T
Owner 2:	-
Street 1:	20 ARTHUR ST
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040

NARRATIVE DESCRIPTION

This Parcel contains .135 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1920, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	RA	RA	100	U	1	PUBLIC
o				t		
n				j		
Census: 8121.02				Exmpt		
Flood Haz: NONE						
D				Topo	3	BEL ST
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		5874		SQUARE FESITE			0	1.18	6.133	EA									42,507						42,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	104,700		0.135	42,500	147,200		0
Total Card							GIS Ref
Total Parcel							GIS Ref
Source: Market Adj Cost							Insp Date
Total Value per SQ unit /Card: 120.48 /Parcel: 120.48							10/08/97
							Entered Lot Size
							Total Land:
							Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	104,700	0	.135	42,500	147,200	147,200	Year End Roll	3/5/2015
2014	101	FV	104,700	0	.135	42,500	147,200	147,200	Year End	2/20/2014
2013	101	FV	101,100	0	.135	46,800	147,900	147,900		9/25/2012
2012	101	FV	104,200	0	.135	46,800	151,000	151,000		2/10/2012
2011	101	FV	104,200	0	.135	46,800	151,000	151,000	Year End Roll	1/18/2011
2010	101	FV	104,200	0	.135	46,800	151,000	151,000	Year End	2/23/2010
2010	101	PC	112,200	0	.135	44,700	156,900	156,900	PRIOR TO 2010 CALC CH	3/2/2009
2010	101	Test	105,500	0	.135	44,700	150,200	150,200	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SMITH (LAMIRAND	11628-278	QC	5/7/2001		76900	No	No			
LAMIRANDE	5582-328		3/20/1984			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment	Date	Result	By	Name
									10/8/1997	MEAS+INSPCTD	243	

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/1997	MEAS+INSPCTD	243	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.13485	Total SF/SM:	5874.07	Parcel LUC:	101	ONE FAM	Prime NB Desc:	EARLY AV	Total:	42,507	Spl Credit:		Total:	42,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

apro

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

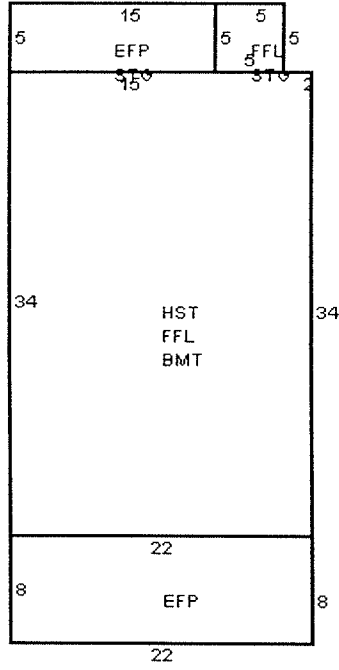
BATH FEATURES

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

COMMENTS

ABS 11-177.

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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:	3	Baths:	1	HB				

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:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:	0	% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	23.4%
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	3	1
Totals				
1		5	3	

CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj:	1.18929446
Const Adj:	0.99989998
Adj \$ / SQ:	79.675
Other Features:	14500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	136700
Depreciation:	31988
Depreciated Total:	104712

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	85.68	
Special Features:	0	Val/Su Net:	45.11	
Final Total:	104700	Val/Su SzAd:	85.69	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	773	79.670	61,589
BMT	BASEMENT	748	15.930	11,919
HST	HALF STORY	449	79.670	35,758
EFP	ENCL PORCH	251	47.800	11,999
STG	STORAGE	100	9.350	935

SUB AREA DETAIL

Sub Area	% Usbl	Descr	% Type	Qu	# Ten
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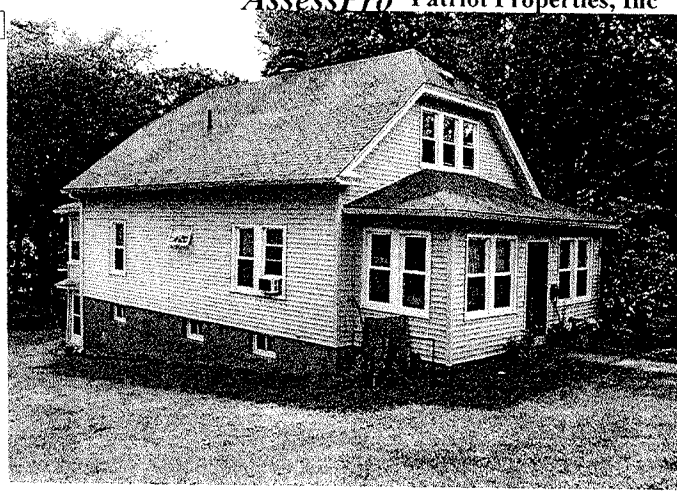
Net Sketched Area:	2,321	Total:	122,200		
Size Ad	1221.8000	Gross Area	2620	FinArea	1222

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

M B P 117-00-052

IMAGE



AssessPro Patriot Properties, Inc

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