

City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 231 | | CABOT ST, HOLYOKE |

OWNERSHIP

| | |
|-----------|-----------------|
| Owner 1: | OM SHAWNA |
| Owner 2: | FITZHUGH MARY L |
| Owner 3: | |
| Street 1: | 231 CABOT ST |
| Street 2: | |
| Twn/City: | HOLYOKE |
| St/Prov: | MA Cntry |
| Postal: | 01040 |
| Own Occ: | N |
| Type: | |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | ROCHE - VIRGINIA |
| Owner 2: | - |
| Street 1: | 231 CABOT ST |
| Twn/City: | HOLYOKE |
| St/Prov: | MA Cntry |
| Postal: | 01040 |

NARRATIVE DESCRIPTION

This Parcel contains .215 ACRES of land mainly classified as APT 4-8 with a(n) 4-8 FAM Building Built about 1925, Having Primarily CLAPBOARD Exterior and AVERAGE Roof Cover, with 4 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 16 Rooms, and 8 Bdms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|--------|-----|---------|------|--------|
| Z | RM20 | RM20 | 100 | U | 1 | PUBLIC |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | 8117 | | Exmpt | | |
| Flood Haz: | | NONE | | | | |
| D | | | | Topo | 1 | LEVEL |
| s | | | | Street | | |
| t | | | | Traffic | 5 | HEAVY |

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 |
|----------|-------------|----------|-------------|--------------------|---------------|-----------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 111 | APT 4-8 | | 9350 | | SQUARE FESITE | | | 0 | 1. | 3.378 | EF | | | | | | | | | 31,587 | | | | | | 31,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|----------------|-----------------|--------------------------------------|------------|----------------|-------------------|-----------|
| 111 | 142,100 | | 0.215 | 31,600 | 173,700 | | |
| Total Card | | 142,100 | 0.215 | 31,600 | 173,700 | Entered Lot Size | |
| Total Parcel | | 142,100 | 0.215 | 31,600 | 173,700 | Total Land: | |
| Source: | | Market Adj Cost | Total Value per SQ unit /Card: 45.84 | | /Parcel: 45.84 | 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 | 111 | FV | 142,100 | 0 | .215 | 31,600 | 173,700 | 173,700 | Year End Roll | 3/5/2015 |
| 2014 | 111 | FV | 142,100 | 0 | .215 | 31,600 | 173,700 | 173,700 | Year End | 2/20/2014 |
| 2013 | 111 | FV | 144,000 | 0 | .215 | 36,000 | 180,000 | 180,000 | | 9/25/2012 |
| 2012 | 111 | FV | 148,500 | 0 | .215 | 36,000 | 184,500 | 184,500 | | 2/10/2012 |
| 2011 | 111 | FV | 148,500 | 0 | .215 | 36,000 | 184,500 | 184,500 | Year End Roll | 1/18/2011 |
| 2010 | 111 | FV | 148,500 | 0 | .215 | 36,000 | 184,500 | 184,500 | Year End | 2/23/2010 |
| 2010 | 111 | PC | 132,000 | 0 | .215 | 32,200 | 164,200 | 164,200 | PRIOR TO 2010 CALC CH 3/2/2009 | |
| 2009 | 111 | FV | 111,100 | 0 | .215 | 32,200 | 143,300 | 143,300 | 2009 COMMITMENT | 1/13/2009 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|-------|
| ROCHE, VIRGINIA | 17135-417 | QC | 1/31/2008 | | 190000 | No | No | | | |
| SERRANO ANGEL L | 9427-438 | | 3/26/1996 | SALE FORCLOS | 52000 | No | No | | | |
| BANK OF WESTERN | 9427-436 | | 3/26/1996 | SALE FORCLOS | 40000 | No | No | | | |
| MAZZOCCHI | 8918-404 | | 8/18/1994 | | | No | No | | | |
| MAZZOCCHI ANNE | 8918-404 | | 8/18/1994 | FORCLOSURE | 30000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------------|------------|--------|--------|-----|------------|----------|-----------|-------------------|
| 2/26/2000 | DM1999-2 | MANUAL | | 0 | | | | INTERIOR DEMO FOR |
| 11/22/1999 | BP1999-462 | MANUAL | | 0 | | | | Make alterations. |
| 8/29/1997 | 0 | MANUAL | | 0 | | | | FENCE |
| 4/30/1996 | 0 | MANUAL | 6,000 | 0 | | | | REP |
| 4/16/1996 | 0 | MANUAL | | 0 | | | | PORCH |
| 10/6/1994 | 0 | MANUAL | 1,500 | 0 | | | | FIX OFF |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|---------------|-----|--------------|
| 9/14/2001 | MEAS-INSPECTD | 242 | ANTHONY DULU |
| 9/14/2000 | PERMIT VISIT | 242 | ANTHONY DULU |
| 4/7/1997 | MEASURED | 370 | JOHN WHELIHA |
| 8/25/1995 | PERMIT VISIT | 107 | |

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.21465 Total SF/SM: 9350.15 Parcel LUC: 111 APT 4-8 Prime NB Desc EARLY FR

Total: 31,587 Spl Credit: Total: 31,600

EXTERIOR INFORMATION

| | |
|---------------|------------------|
| Type: | B1 - 4-8 FAM |
| Sty Ht: | 2A - 2A |
| (Liv) Units: | 4 Total: 4 |
| Foundation: | 3 - BRICK |
| Frame: | 1 - WOOD |
| Prime Wall: | 2 - CLAPBOARD |
| Sec Wall: | 5 - ASBESTOS 42% |
| Roof Struct: | 2 - HIP |
| Roof Cover: | 7 - AVERAGE |
| Color: | |
| View / Desir: | |

BATH FEATURES

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

COMMENTS

ABS 22-187.

GENERAL INFORMATION

| | | | |
|---------------|---------------|-------------|--|
| Grade: | C+ - AVG. (+) | | |
| Year Blt: | 1925 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdct: | | Fact: | |
| Const Mod: | | % Own: | |
| Lump Sum Adj: | | Name: | |

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 4 | Rating: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

CONDO INFORMATION

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

RESIDENTIAL GRID

| | | | | |
|--------------|---------------------------------|---------|----------|----|
| 1st Res Grid | Desc: Line 1 | # Units | 2 | |
| Level | FY LR DR D K FR RR BR FB HB L O | | | |
| Other | | | | |
| Upper | | | | |
| Lvl 2 | | | | |
| Lvl 1 | | | | |
| Lower | | | | |
| Totals | RMS: 16 | BRS: 8 | Baths: 4 | HB |

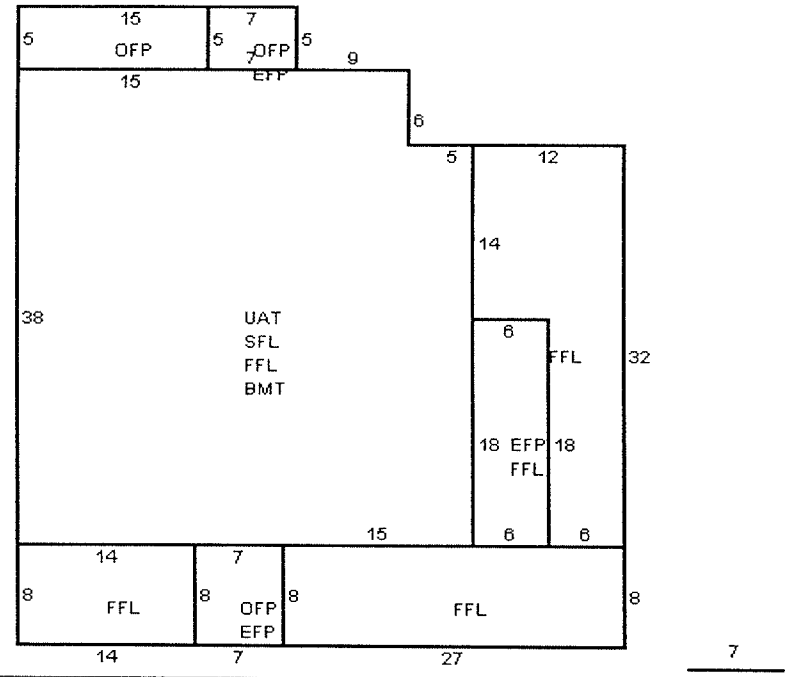
REMODELING

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

RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 2 | 3 | 1 | 1 |
| 1 | 4 | 2 | 1 |
| 1 | 6 | 4 | 1 |
| Totals | | | |
| 4 | 16 | 8 | |

SKETCH



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: | 3 - TYPICAL | | |
| Insulation: | 4 - FAIR | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - OIL | | |
| Heat Type: | 5 - STEAM | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | |

DEPRECIATION

| | | |
|-------------|--------------|-------|
| Phys Cond: | AV - Average | 37.0% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 37.8% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 46.00 |
| Size Adj: | 0.81251478 |
| Const Adj: | 0.95787972 |
| Adj \$ / SQ: | 35.801 |
| Other Features: | 58000 |
| Grade Factor: | 1.09 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 228465 |
| Depreciation: | 86360 |
| Depreciated Total: | 142105 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|-----|------|--------------------|
| WtAv\$/SQ: | | | | |
| AvRate: | | | | |
| Ind.Val: | | | | |
| Juris. Factor: | | | | Val/Su Fin: 37.50 |
| Special Features: | 0 | | | Val/Su Net: 25.87 |
| Final Total: | 142100 | | | Val/Su SzAd: 41.94 |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 2,050 | 35.800 | 73,393 | |
| BMT | BASEMENT | 1,338 | 7.160 | 9,580 | |
| SFL | 2ND FLOOR | 1,338 | 35.800 | 47,902 | |
| UAT | UNF ATTIC | 401 | 35.800 | 14,371 | |
| EFP | ENCL PORCH | 199 | 21.480 | 4,275 | |
| OFF | OPEN PORCH | 166 | 12.530 | 2,080 | |
| Net Sketched Area: | | 5,492 | Total: | 151,601 | |
| Size Ad | 3388 | Gross Area | 6429 | FinArea | 3789 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| UAT | 100 | FLA | 100 | 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|

M B P 061-03-008

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total: