

City of Holyoke



Patriot Properties Inc.

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:	94
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		PEARL ST, HOLYOKE

OWNERSHIP

Owner 1:	HEBERT JAY R
Owner 2:	
Owner 3:	
Street 1:	26 PEARL ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA
Postal:	01040
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION
 This Parcel contains .162 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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				i		
Census:		8119		Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	3	TYPICL

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	Inf1	%	Inf2	%	Inf3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		7075		SQUARE FESITE			0	1.3	5.126	EG									47,142						47,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	77,200	14,400	0.162	47,100	138,700		0
Total Card							GIS Ref
Total Parcel							GIS Ref
Source: Market Adj Cost							Insp Date
Total Value per SQ unit /Card: 85.94							10/24/13
/Parcel: 85.94							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	77,200	14400	.162	47,100	138,700	138,700	Year End Roll	3/5/2015
2014	101	FV	103,800	16700	.162	47,100	167,600	167,600	Year End	2/20/2014
2013	101	FV	102,400	16300	.162	52,200	170,900	170,900		9/25/2012
2012	101	FV	105,600	16800	.162	52,200	174,600	174,600		2/10/2012
2011	101	FV	105,600	16800	.162	52,200	174,600	174,600	Year End Roll	1/18/2011
2010	101	FV	105,600	16800	.162	52,200	174,600	174,600	Year End	2/23/2010
2010	101	PC	122,700	16800	.162	46,400	185,900	185,900	PRIOR TO 2010 CALC C-	3/2/2009
2010	101	Test	109,900	16800	.162	46,400	173,100	173,100	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HANKS	7146-99		4/21/1989			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/1/1992		MANUAL	2,100					ADDTN

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2013	MEASURED	312	PAMELA SHEEH
10/24/2013	LEFT NOTICE	312	PAMELA SHEEH
6/17/1997	ENTRY DENIED	370	JOHN WHELIHA
10/4/1993	PERMIT VISIT	107	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.16242	Total SF/SM:	7075.02	Parcel LUC:	101	ONE FAM	Prime NB Desc:	EARLY GD	Total:	47,142	Spl Credit:		Total:	47,100
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EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	1 - WOOD SHI 50%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1890
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
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:	2 - GAS
Heat Type:	5 - STEAM
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	0
% Sprinkled:	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

COMMENTS

GAR ADDITION ABS 16-488.

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:	7	BRS:	3	Baths:	1	HB:	1					

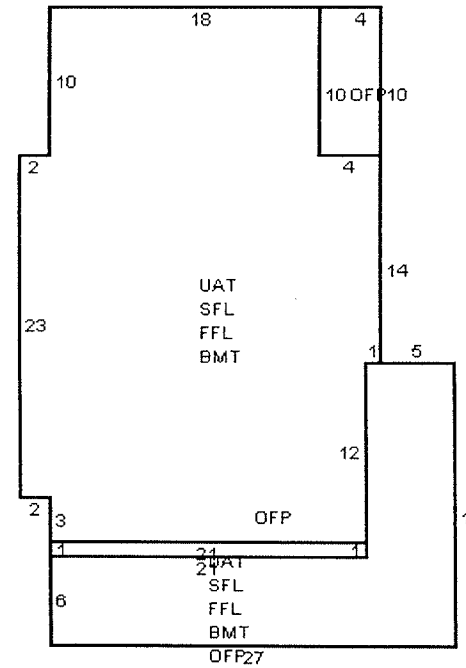
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

SKETCH



CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj.:	1.04609668
Const Adj.:	0.98990101
Adj \$ / SQ:	69.381
Other Features:	18500
Grade Factor:	1.06
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	166829
Depreciation:	89587
Depreciated Total:	77242

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 47.83
Special Features:	0			Val/Su Net: 26.05
Final Total:	77200			Val/Su SzAd: 47.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	807	13.880	11,198
FFL	1ST FLOOR	807	69.380	55,990
SFL	2ND FLOOR	807	69.380	55,990
OFF	OPEN PORCH	301	24.280	7,309
UAT	UNF ATTIC	242	34.690	8,399

SUB AREA DETAIL

Sub Area	% Usbl	Descr	% Type	Qu	# Ten
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Net Sketched Area:	2,964	Total:	138,886
Size Ad	1614	Gross Area	3529
		FinArea	1614

IMAGE

AssessPro Patriot Properties, Inc



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	A	Y	1	22X34	A	GD	1890	26.67	T	30	101			14,000			14,000
2	SHED/FR	A	Y	1	4X20	A	AV	1992	9.03	T	40	101			400			400

M B P 094-00-064

More: N

Total Yard Items: 14,400 Total Special Features:

Total: 14,400