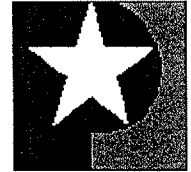


City of Holyoke



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: 26
Fact Dist:
Reval Dist:
Year:
Land Reason:
Bid Reason:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
316/324		CLEMENTE ST, HOLYOKE

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
400	172,900		0.421	24,400	197,300		
Total Card	172,900		0.421	24,400	197,300	Entered Lot Size	
Total Parcel	172,900		0.421	24,400	197,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 8.73			/Parcel: 8.73	Land Unit Type:	

OWNERSHIP

Owner 1: FLYNN KEVIN B
Owner 2:
Owner 3:
Street 1: PO BOX 402
Street 2:
Twn/City: EAST LONGMEADOW
St/Prov: MA Cntry: Own Occ: N
Postal: 01028 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	400	FV	172,900	0	.421	24,400	197,300	197,300	Year End Roll	3/5/2015
2014	400	FV	172,900	0	.421	24,400	197,300	197,300	Year End	2/20/2014
2013	400	FV	207,600	0	.421	24,000	231,600	231,600		9/25/2012
2012	400	FV	211,800	0	.421	24,400	236,200	236,200		2/10/2012
2011	400	FV	211,800	0	.421	24,400	236,200	236,200	Year End Roll	1/18/2011
2010	400	FV	211,800	0	.421	24,400	236,200	236,200	Year End	2/23/2010
2010	400	PC	231,800	0	.421	24,000	255,800	255,800	PRIOR TO 2010 CALC CF	3/2/2009
2009	400	FV	231,800	0	.421	24,000	255,800	255,800	2009 COMMITMENT	1/13/2009

M B P 026-01-004

PRINT

Date	Time
06/03/15	12:50:27

LAST REV

Date	Time
08/21/13	12:12:40

apro 6497

PREVIOUS OWNER

Owner 1: MIELE - DONALD D
Owner 2: MIELE - ELLEN M
Street 1: 195 ROYAL ST
Twn/City: CHICOPEE
St/Prov: MA Cntry: Own Occ: N
Postal: 01020 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MIELE, DONALD D	18128-431	QC	12/23/2009	CONVIENCE		1	No	No		
HOLYOKE CITY OF	13830-194	MRD	12/11/2003	INVOLVED GOV		1000	No	No		
J AND N PARTNER	13205-157	FJ	5/20/2003	INVOLVED GOV		1	No	No		
DREIKORNS	6962-194		9/13/1988				No	No		

NARRATIVE DESCRIPTION

This Parcel contains .421 ACRES of land mainly classified as FACTORY with a(n) INDUSTRIAL Building Built about 1890, having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2007	EP-582	MANUAL	5,600	O			NEW 200 AMP SERVIC	

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2008	MEAS-HNSPCTD	114	TIM PAYSON
3/22/1994	MEASURED	107	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	IG	IG	100	U	1	PUBLIC
o				t		
n				l		
Census: 8115				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
s				Street		
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
400	FACTORY		18333		SQUARE FESITE			0	0.86	1.550	14									24,444						24,400	

Sign: _____ / /

Total AC/HA: 0.42087	Total SF/SM: 18333.10	Parcel LUC: 400	FACTORY	Prime NB Desc: IND FR
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Total: 24,444	Spl Credit:	Total: 24,400
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Undisplayed Areas:
SFL: 4275
FFL: 18333
BMT: 18333

SKETCH



8

EXTERIOR INFORMATION

Type:	34 - INDUSTRIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

FORMERLY DREIKORN S ABS 3-211 /
TT#920138 TL#114414/ DOCKS CLASSICS.

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpt:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: BRs: Baths: HB	3

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

GENERAL INFORMATION

Grade:	D- - POOR
Year Bilt:	1890
Eff Yr Bilt:	
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	5 - MINIMUM
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	12 - CONCRETE
Sec Floors:	3 - HARDWOOD 50%
Bsmnt Fir:	

DEPRECIATION

Phys Cond:	FR - Fair	59%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		59.9%

CALC SUMMARY

Basic \$ / SQ:	36.00
Size Adj:	0.91634822
Const Adj:	0.79336846
Adj \$ / SQ:	26.172
Other Features:	11400
Grade Factor:	0.61
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	426427
Depreciation:	255430
Depreciated Total:	170997

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 7.65
Special Features:	1900			Val/Su Net: 4.22
Final Total:	172900			Val/Su SzAd: 7.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	18,333	5.230	95,962
FFL	1ST FLOOR	18,333	26.170	479,812
SFL	2ND FLOOR	4,275	26.170	111,886

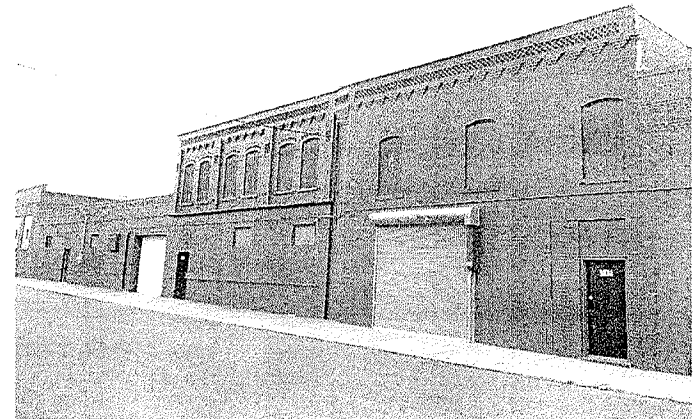
SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	Ten

Net Sketched Area:	40,941	Total:	687,660
Size Ad	22608	Gross Area	40941
		FinArea	22608

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
OHD	OVERHD DOOR	D	S	1	8X10	A	FR	1960	12.00	T	50	400			500			500
OHD	OVERHD DOOR	D	S	2	10X12	A	FR	1960	12.00	T	50	400			1,400			1,400

MBP 026-01-004

More: N

Total Yard Items:

Total Special Features: 1,900

Total: 1,900