

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:	37
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

PRINT

Date	Time
04/23/15	14:20:05

LAST REV

Date	Time
11/16/11	13:37:11

villegas  
7143

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
332	32,400	13,300	0.371	29,800	75,500		0
<b>Total Card</b>						Entered Lot Size	
<b>Total Parcel</b>						Total Land:	
<b>Source: Market Adj Cost</b>						Land Unit Type:	
<b>Total Value per SQ unit /Card:</b> 53.55						<b>/Parcel:</b> 53.55	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	332	FV	32,400	13300	.371	29,800	75,500	75,500	Year End Roll	3/5/2015
2014	332	FV	32,400	13300	.371	29,800	75,500	75,500	Year End	2/20/2014
2013	332	FV	29,400	15500	.371	29,200	74,100	74,100		9/25/2012
2012	332	FV	30,000	15900	.371	29,800	75,700	75,700		2/10/2012
2011	332	FV	30,000	15900	.371	29,800	75,700	75,700	Year End Roll	1/18/2011
2010	332	FV	30,000	15900	.371	29,800	75,700	75,700	Year End	2/23/2010
2010	332	PC	26,300	6800	.371	29,600	62,700	62,700	PRIOR TO 2010 CALC CF	3/2/2009
2009	332	FV	26,300	6800	.371	29,600	62,700	62,700	2009 COMMITMENT	1/13/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CRUZ, DAVID	13027-517		3/14/2003	FAMILY	40000	No	No			
CLAUSEN, WILLIA	11228-295	QC	6/13/2000		95000	No	No			
SCHWARTZ	4897-163		1/25/1980			No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
8/12/2001	BP2001-348	YARD ITE	700	O			FENCE	
4/1/1992	0	MANUAL	750	O			FENCE	

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2009	MEAS+INSPCTD	317	LISA
9/29/2004	MEAS+INSPCTD	242	ANTHONY DULU
6/30/2002	MEAS+INSPCTD	242	ANTHONY DULU
5/13/1996	FIELDREV CHG	107	
3/16/1995	FIELDREV CHG	370	JOHN WHELIHA
1/28/1994	MEAS+INSPCTD	185	
10/4/1993	PERMIT VISIT	107	

Sign: \_\_\_\_\_

VERIFICATION OF INFO NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_

No	Alt No	Direction/Street/City
31	35	CANAL ST, HOLYOKE

**OWNERSHIP**

Owner 1:	PINEDA JORGE ANTONIO
Owner 2:	PINEDA OVIDIA
Owner 3:	
Street 1:	35 NORTH CANAL ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA
Postal:	01040
Cntry:	
Own Occ:	N
Type:	

**PREVIOUS OWNER**

Owner 1:	CRUZ - DAVID
Owner 2:	-
Street 1:	3 CENTER ST
Twn/City:	HOLYOKE
St/Prov:	MA
Postal:	01040
Cntry:	

**NARRATIVE DESCRIPTION**

This Parcel contains .371 ACRES of land mainly classified as AUTOREP with a(n) REPAIR GAR Building Built about 1940, Having Primarily CONC BLOCK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrp/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
Z	BH	BH	100	U	1	PUBLIC
o				t		
n				l		
Census: 8114				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
332	AUTOREP		16150		SQUARE FESITE			0	1.1	1.679	C4									29,825						29,800	

Total AC/HA:	0.37075	Total SF/SM:	16149.87	Parcel LUC:	332	AUTOREP	Prime NB Desc	COMM FR
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Total:	29,825	Spl Credit:		Total:	29,800
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**EXTERIOR INFORMATION**

Type:	39 - REPAIR GAR
Sty Ht:	1 - 1
(Liv) Units:	1 Total:1
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	21 - CONC BLOCK
Sec Wall:	7 - BRICK 50%
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:	2 Rating: FAIR
A HBth:	Rating:
OthrFix:	Rating:

**COMMENTS**

ABS 1-254 /TT#902825.

**GENERAL INFORMATION**

Grade:	C - AVERAGE
Year Blt:	1940 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

**OTHER FEATURES**

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

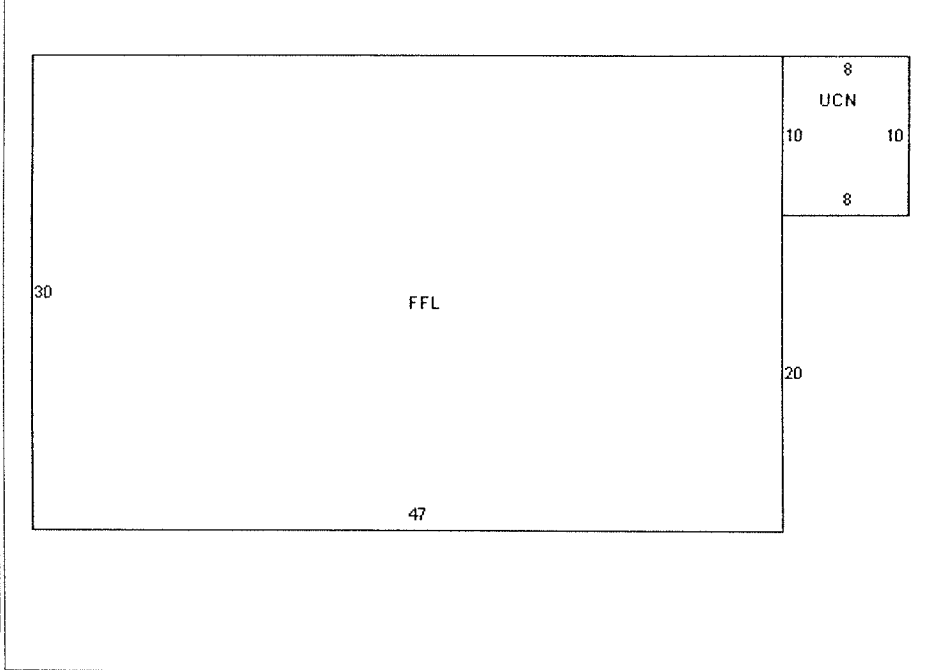
**CONDO INFORMATION**

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:2	

**SKETCH**



**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	5 - MINIMUM
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	12 - CONCRETE
Sec Floors:	%
Bsmnt Fir:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	7 - UNIT HTRS
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled

**DEPRECIATION**

Phys Cond:	AV - Average	46.1%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		46.8%

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**CALC SUMMARY**

Basic \$ / SQ:	32.00
Size Adj.:	1.25000000
Const Adj.:	0.91112840
Adj \$ / SQ:	36.445
Other Features:	7600
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	60908
Depreciation:	28505
Depreciated Total:	32403

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val
Juris. Factor:			Val/Su Fin:	22.98
Special Features:	0		Val/Su Net:	21.74
Final Total:	32400		Val/Su SzAd:	22.98

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,410	36.450	51,388
UCN	PR CANOPY	80	24.000	1,920

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:	1,490	Total:	53,308
Size Adj	1410	Gross Area	1490
		FinArea	1410

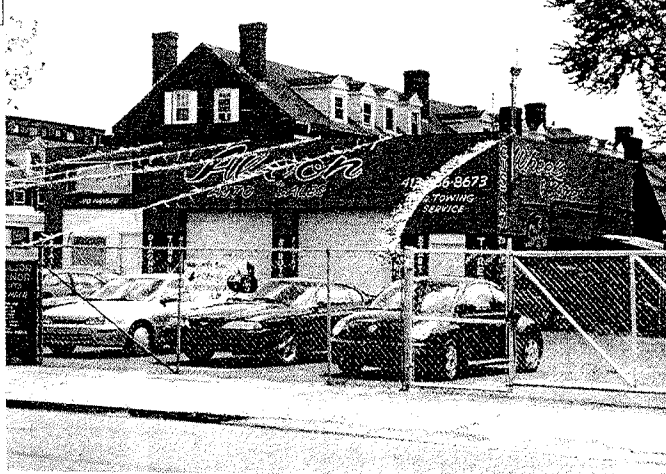
**SPEC FEATURES/YARD ITEMS**

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
85	PAVING	D	Y	1	14000	A	AV	1980	1.49	T	50	332			10,400			10,400
88	FENCE-6	D	Y	1	500	A	FR	1990	10.50	T	45	332			2,900			2,900

**M B P** 037-04-001

**IMAGE**

*AssessPro* Patriot Properties, Inc



More: N

Total Yard Items: 13,300 Total Special Features:

Total: 13,300