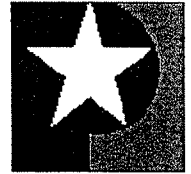


City of Holyoke



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
327		LINDEN ST, HOLYOKE

OWNERSHIP

Owner 1:	SMITH LENA MAE
Owner 2:	
Owner 3:	
Street 1:	327 LINDEN ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040 Type:

PREVIOUS OWNER

Owner 1:	SMITH - MAURICE
Owner 2:	-
Street 1:	152 LOCUST ST
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040

NARRATIVE DESCRIPTION

This Parcel contains .126 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1900, having Primarily STUCCO Exterior and SLATE Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R-2	R-2	100	U	1	PUBLIC
o				t		
n				l		
Census: 8120				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
101	ONE FAM		5500		SQUARE FE SITE			0	1.	5.498	EF									30,239						30,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	77,100	400	0.126	30,200	107,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 61.05						/Parcel: 61.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	77,100	400	.126	30,200	107,700	107,700	Year End Roll	3/5/2015
2014	101	FV	76,500	5200	.126	30,200	111,900	111,900	Year End	2/20/2014
2013	101	FV	78,400	5100	.126	34,500	118,000	118,000		9/25/2012
2012	101	FV	80,900	5200	.126	34,500	120,600	120,600		2/10/2012
2011	101	FV	80,900	5200	.126	34,500	120,600	120,600	Year End Roll	1/18/2011
2010	101	FV	80,900	5200	.126	34,500	120,600	120,600	Year End	2/23/2010
2010	101	PC	95,200	5200	.126	30,800	131,200	131,200	PRIOR TO 2010 CALC C+	3/2/2009
2010	101	Test	81,800	5200	.126	33,300	120,300	120,300	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, MAURICE	16462-3	WD	1/23/2007	FAMILY		1	No	No		
SMITH, LENA MAE	16196-527	WD	9/18/2006	FAMILY		1	No	No		
LUSIGNAN	3470-362		11/7/1969				No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/20/2000	0	DEMO						Demo 2 car garage

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2013	MEASURED	311	JIM KING
2/22/2013	LEFT NOTICE	311	JIM KING
6/6/2001	MEAS+INSPCTD	244	MARK DIMAURO
6/17/1997	ENTRY DENIED	370	JOHN WHELIIHA

Sign: _____ / /

Total AC/HA:	0.12626	Total SF/SM:	5499.89	Parcel LUC:	101 ONE FAM	Prime NB Desc:	EARLY FR
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Total:	30,239	Spl Credit:		Total:	30,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

apro

2016

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	2A - 2A
(Liv) Units:	1 Total:1
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	6 - STUCCO
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	2 - SLATE
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1900 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Fir:	
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:
% Com Wal:	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:	

CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj.:	1.00816321
Const Adj.:	0.99980003
Adj \$ / SQ:	67.533
Other Features:	18500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	166439
Depreciation:	89378
Depreciated Total:	77061

COMMENTS

ABS 8-117.

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: 8 BRs: 4 Baths: 1 HB: 1	

REMODELING

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

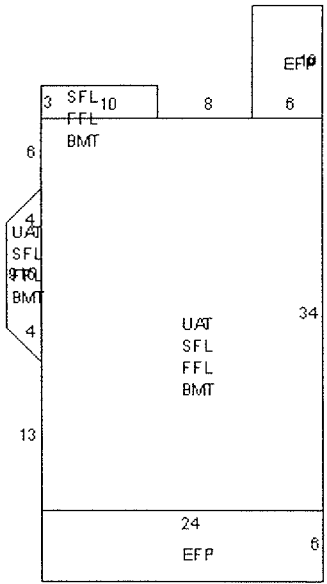
RES BREAKDOWN

No Unit:	RMS:	BRS:	FL:
1	8	4	1
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				AvRate:
				Ind.Val:
Juris. Factor:				Val/Su Fin: 43.71
Special Features:	0			Val/Su Net: 24.82
Final Total:	77100			Val/Su SzAd: 43.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	882	13.510	11,913	
FFL	1ST FLOOR	882	67.530	59,564	
SFL	2ND FLOOR	882	67.530	59,564	
UAT	UNF ATTIC	256	33.770	8,631	
EFP	ENCL PORCH	204	40.520	8,266	
Net Sketched Area:		3,106	Total:	147,938	
Size Ad	1764	Gross Area	3702	FinArea	1764

SUB AREA DETAIL

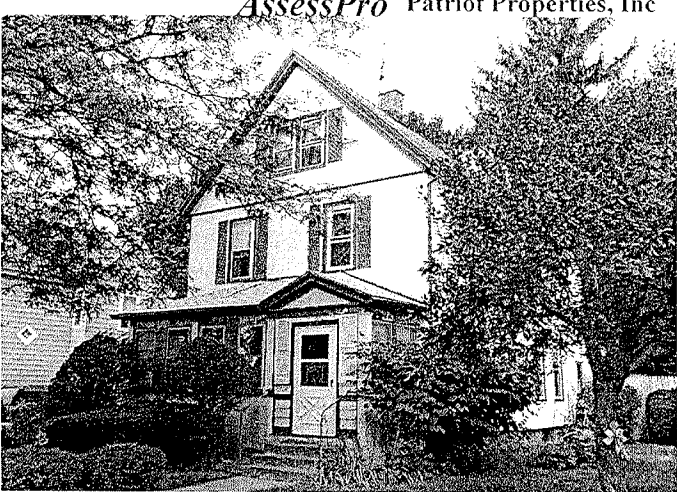
Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT		BASEMENT			
FFL		1ST FLOOR			
SFL		2ND FLOOR			
UAT		UNF ATTIC			
EFP		ENCL PORCH			

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
	SHED/MTL	D	Y	1	9X10	A	AV	2000	6.17	T	30	101			400			400

M B P 077-03-006

IMAGE



AssessPro Patriot Properties, Inc

More: N Total Yard Items: 400 Total Special Features:

Total: 400