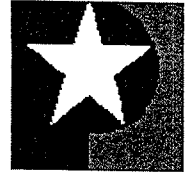


City of Holyoke



Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		VIEW ST, HOLYOKE

OWNERSHIP

Owner 1:	VIEW REALTY NOMINEE TRUST 34
Owner 2:	C/O JEAN BOONE
Owner 3:	
Street 1:	26 LACLEDE ST
Street 2:	
Twn/City:	CHICOPEE
S/Prov:	MA Cntry
Postal:	01020
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
S/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .155 ACRES of land mainly classified as TWO FAM with a(n) 2 FAMILY Building Built about 1875, Having Primarily ASPHALT Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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
				t		
				l		
Census:		8121.02		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
104	TWO FAM		6750		SQUARE FESITE			0	1.	4.545	EF		3							30,676						30,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
104	93,200	4,300	0.155	30,700	128,200		
Total Card		93,200	4,300	0.155	30,700	128,200	Entered Lot Size
Total Parcel		93,200	4,300	0.155	30,700	128,200	Total Land:
Source:		Market Adj Cost	Total Value per SQ unit /Card:		69.98	/Parcel:	69.98
			Land Unit Type:				Insp Date
							06/20/97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	104	FV	93,200	4300	.155	30,700	128,200	128,200	Year End Roll	3/5/2015
2014	104	FV	93,200	4300	.155	30,700	128,200	128,200	Year End	2/20/2014
2013	104	FV	91,800	4200	.155	35,000	131,000	131,000		9/25/2012
2012	104	FV	94,600	4300	.155	35,000	133,900	133,900		2/10/2012
2011	104	FV	94,600	4300	.155	35,000	133,900	133,900	Year End Roll	1/18/2011
2010	104	FV	94,600	4300	.155	35,000	133,900	133,900	Year End	2/23/2010
2010	104	PC	103,800	4300	.155	31,300	139,400	139,400	PRIOR TO 2010 CALC CF	3/2/2009
2010	104	Test	94,600	4300	.155	33,700	132,600	132,600	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COUNTER	8337-11		2/12/1993			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/20/1997	ENTRY DENIED	370	JOHN WHELIIHA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.15496 Total SF/SM: 6750.06 Parcel LUC: 104 TWO FAM Prime NB Desc: EARLY FR

Total: 30,677 Spl Credit: Total: 30,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

apro

2016

EXTERIOR INFORMATION

Type:	12 - 2 FAMILY
Sty Ht:	2A - 2A
(Liv) Units:	2 Total: 2
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	11 - ASPHALT
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1875 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:		% Own:	
Lump Sum Adj:		Name:	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
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:	1 - OIL	
Heat Type:	5 - STEAM	
# Heat Sys:	1	
% Heated:	100 % AC:	
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	

BATH FEATURES

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

OTHER FEATURES

Kits:	2 Rating:	AVERAGE
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	56.00
Size Adj.:	0.99301308
Const Adj.:	0.95030493
Adj \$ / SQ:	52.845
Other Features:	29000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	149852
Depreciation:	56644
Depreciated Total:	93208

COMMENTS

ABS 9-161.

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:	10	BRS:	4
	Baths:	2	HB	

REMODELING

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

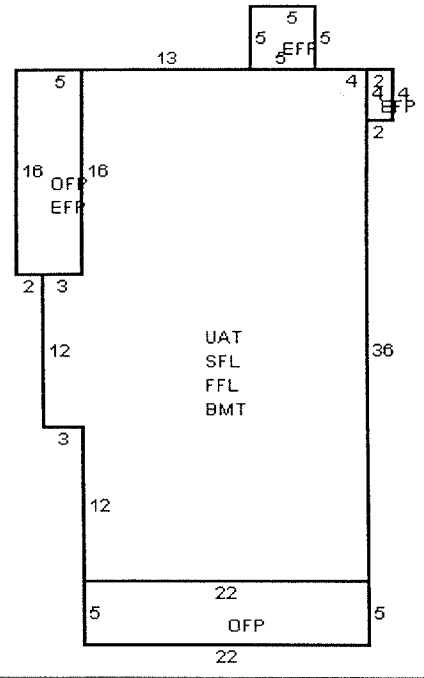
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	1
1	6	3	1
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
AvRate:				
Juris. Factor:				Val/Su Fin: 50.87
Special Features:	0			Val/Su Net: 28.02
Final Total:	93200			Val/Su SzAd 50.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	916	10.570	9,681	
FFL	1ST FLOOR	916	52.850	48,406	
SFL	2ND FLOOR	916	52.850	48,406	
UAT	UNF ATTIC	275	26.420	7,261	
OFF	OPEN PORCH	190	18.500	3,514	
EFP	ENCL PORCH	113	31.710	3,583	
Net Sketched Area:		3,326	Total:	120,851	
Size Adj	1832	Gross Area	3967	FinArea	1832

SUB AREA DETAIL

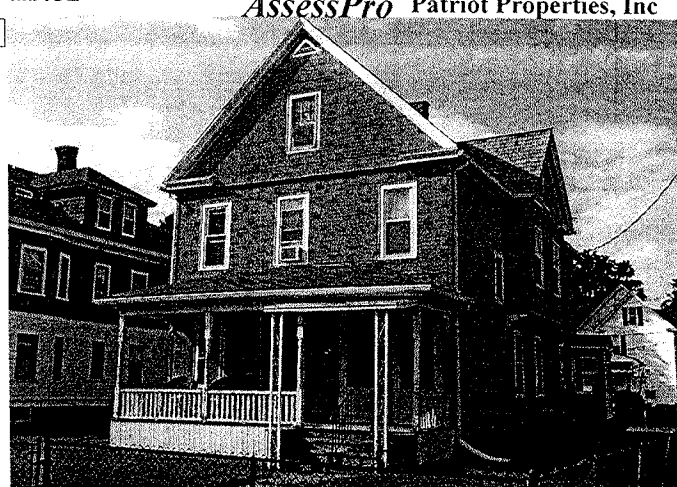
Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
BMT		BASEMENT			
FFL		1ST FLOOR			
SFL		2ND FLOOR			
UAT		UNF ATTIC			
OFF		OPEN PORCH			
EFP		ENCL PORCH			

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
3	GARAGE	D Y	1	18X16	F	FR	1900	27.85	T	50	104			4,000			4,000
2	SHED/FR	D Y	1	18X9	P	PR	1900	5.77	T	70	104			300			300

MBP 113-00-111

IMAGE



AssessPro Patriot Properties, Inc