



PROPERTY LOCATION

No	Alt No	Direction/Street/City
415	417	MAIN ST, HOLYOKE

OWNERSHIP

Owner 1:	CHOUINARD BENJAMIN JON
Owner 2:	
Owner 3:	
Street 1:	417 MAIN ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	01040
Type:	

PREVIOUS OWNER

Owner 1:	ERICKSON-ZINTER - ANSEL C
Owner 2:	ERICKSON-ZINTER - LISA G
Street 1:	54 JENSEN RD
Twn/City:	BELCHERTOWN
St/Prov:	MA
Cntry:	
Postal:	01007

NARRATIVE DESCRIPTION
This Parcel contains .044 ACRES of land mainly classified as STORE with a(n) MX USE APT Building Built about 1910, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 5 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 18 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	BH	BH	100	U	1	PUBLIC
o				t		
n				i		
Census: 8115				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
s				Street		
t				Traffic	5	HEAVY

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	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
325	STORE		2750		SQUARE FESITE			0	1.1	6.000	C4									18,150	30				18,200		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
325	89,500		0.044	12,740	102,240		0
							GIS Ref
							GIS Ref
							Insp Date
							06/19/08
					Entered Lot Size		
					Total Land:		
					Land Unit Type:		
					Source: Market Adj Cost		
					Total Value per SQ unit /Card:	13.52	/Parcel: 13.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	325	FV	89,500	0	.044	12,740	102,240	102,240	Year End Roll	3/5/2015
2014	325	FV	89,500	0	.044	12,740	102,240	102,240	Year End	2/20/2014
2013	325	FV	87,700	0	.044	12,460	100,160	100,160		9/25/2012
2012	325	FV	89,500	0	.044	12,740	102,240	102,240		2/10/2012
2011	325	FV	89,500	0	.044	12,740	102,240	102,240	Year End Roll	1/18/2011
2010	325	FV	89,500	0	.044	12,740	102,240	102,240	Year End	2/23/2010
2010	325	PC	75,400	32600	.044	8,400	116,400	116,400	PRIOR TO 2010 CALC C/	3/2/2009
2009	325	FV	75,400	32600	.044	8,400	116,400	116,400	2009 COMMITMENT	1/13/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ERICKSON-ZINTER	16242-457	QC	10/6/2006	PORTION/ASSE	65000	No	No			
EWING HERBERT F	10358-228		7/7/1998		20000	No	No			
EWING	4693-71		11/20/1978			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/26/2006	BP-2006-528	MANUAL		0				REMODO KIT, WIND AN
10/23/1998	BP 1998-555	MANUAL		0				Alterations & repa

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2008	MEASURED	114	TIM PAYSON
7/23/2007	MEAS+INSPCTD	242	ANTHONY DULU
4/10/2001	MEAS+INSPCTD	242	ANTHONY DULU
8/24/1999	PERMIT VISIT	242	ANTHONY DULU
4/26/1999	MEAS+INSPCTD	242	ANTHONY DULU
3/18/1994	MEAS+INSPCTD	107	

Sign: _____ VERIFICATION OF VISIT ACT DATA _____ / /

Total AC/HA: 0.04419	Total SF/SM: 1924.92	Parcel LUC: 325	STORE	Prime NB Desc: COMM FR	Total: 18,150	Spl Credit: _____	Total: 18,200
----------------------	----------------------	-----------------	-------	------------------------	---------------	-------------------	---------------

EXTERIOR INFORMATION

Type:	52 - MX USE APT
Sty Ht:	3 - 3
(Liv) Units:	5 Total: 5
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
ew / Desir:	

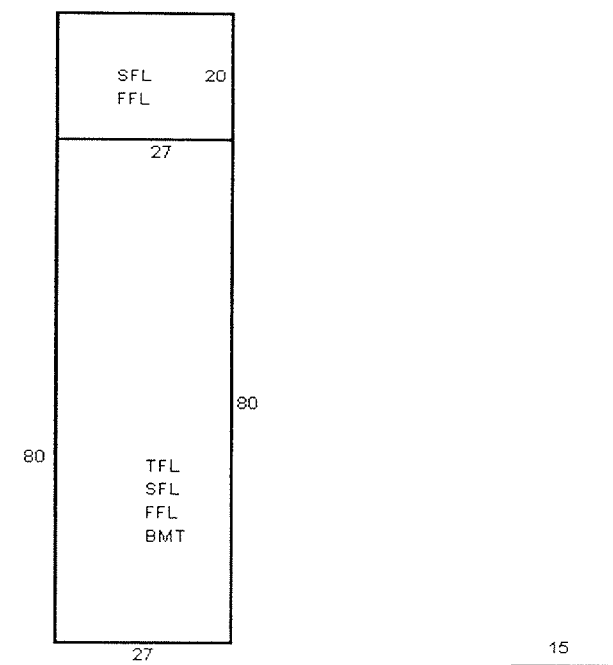
BATH FEATURES

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

COMMENTS

ABS 3-157.

SKETCH



GENERAL INFORMATION

Grade:	D - FAIR		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:		% Own:	
Lump Sum Adj:		Name:	

OTHER FEATURES

Kits:	4	Rating:	POOR
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

RESIDENTIAL GRID

1st Res Grid Desc:	Line 1	# Units:	2
Level:	FY LR DR D K FR RR BR FB HB L O		
Other:			
Upper:			
Lvl 2:			
Lvl 1:			
Lower:			
Totals:	RMs: 18 BRs: 10 Baths: 4 HB: 1		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	M
2	4	2	M
Totals			
4	18	10	

EXTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	8 - PLYWD PA 50%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	4 - CARPET 25%
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 Wall:	40 % Sprinkled

DEPRECIATION

Phys Cond:	FR - Fair	49.0%
Functional:		10.0%
Economic:		%
Special:		%
Override:		%
Total:		54.1%

CALC SUMMARY

Basic \$ / SQ:	36.00
Size Adj.:	0.86574072
Const Adj.:	0.85563087
Adj \$ / SQ:	26.667
Other Features:	39440
Grade Factor:	0.77
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	194979
Depreciation:	105484
Depreciated Total:	89496

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 11.84
Special Features:	0			Val/Su Net: 9.21
Final Total:	89500			Val/Su SzAd 11.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,700	26.670	72,001
SFL	2ND FLOOR	2,700	26.670	72,001
BMT	BASEMENT	2,160	5.330	11,520
TFL	3RD FLOOR	2,160	26.670	57,601

SUB AREA DETAIL

Sub Area	% Usbl	Descr	% Type	Qu	#
FFL	100	RTL	90	A	1

Net Sketched Area:	9,720	Total:	213,123		
Size Ad:	7560	Gross Area:	9720	FinArea:	7560

PEC 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
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

M B P 028-07-004

IMAGE

