

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:	123
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
104	80,600	2,600	0.173	38,600	121,800
Total Card	80,600	2,600	0.173	38,600	121,800
Total Parcel	80,600	2,600	0.173	38,600	121,800
Source:	Market Adj Cost	Total Value per SQ unit /Card: 48.80		/Parcel: 48.80	

Legal Description	
Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct
0
GIS Ref
GIS Ref
Insp Date
03/09/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	104	FV	80,600	2600	.173	38,600	121,800	121,800	Year End Roll	3/5/2015
2014	104	FV	80,600	2600	.173	38,600	121,800	121,800	Year End	2/20/2014
2013	104	FV	82,400	2600	.173	50,900	135,900	135,900		9/25/2012
2012	104	FV	85,000	2600	.173	50,900	138,500	138,500		2/10/2012
2011	104	FV	87,300	5200	.173	50,900	143,400	143,400	Year End Roll	1/18/2011
2010	104	FV	87,300	5200	.173	50,900	143,400	143,400	Year End	2/23/2010
2010	104	PC	105,200	5200	.173	47,300	157,700	157,700	PRIOR TO 2010 CALC C-	3/2/2009
2010	104	Test	87,300	5200	.173	52,300	144,800	144,800	prior to growth	5/1/2009

PRINT	
Date	Time
04/23/15	13:08:43
LAST REV	
Date	Time
03/06/13	15:25:05

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SULLIVAN	2485-429		8/1/1956			No	No			

TAX DISTRICT: PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/1998	BP 1998-565	MANUAL	0					Replace 6'x 22' po

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2011	MEASURED	311	JIM KING
3/9/2011	LEFT NOTICE	311	JIM KING
5/6/1999	MEAS+INSPCTD	243	
9/18/1996	MEAS+INSPCTD	243	

Sign: VERIFICATION OF VISIT NOT DATE: ___/___/___

No	Alt No	Direction/Street/City
432		HILLSIDE AV, HOLYOKE

OWNERSHIP			
Owner 1:	FINN THOMAS F		
Owner 2:	FINN SHEILA A		
Owner 3:	C/O BAUMANN DEBORAH		
Street 1:	432 HILLSIDE AVE		
Street 2:			
Twn/City:	HOLYOKE		
St/Prov:	MA	Cntry:	
Postal:	01040	Own Occ:	Y
		Type:	

PREVIOUS OWNER			
Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION
This Parcel contains .173 ACRES of land mainly classified as TWO FAM with a(n) 2 FAMILY Building Built about 1900, Having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Z	R-1A	R-1A	100	U	1	PUBLIC
o				t		
n				i		
Census: 8121.02				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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 Influ	Neigh Mod	Inf1	%	Inf2	%	Inf3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	TWO FAM		7517		SQUARE FESITE			0	1.18	4.352	EA		TR							38,605						38,600	

Total AC/HA:	0.17257	Total SF/SM:	7517.15	Parcel LUC:	104	TWO FAM	Prime NB Desc:	EARLY AV
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Total:	38,605	Spl Credit:		Total:	38,600
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EXTERIOR INFORMATION	
Type:	12 - 2 FAMILY
Sty Ht:	2A - 2A
(Liv) Units:	2 Total: 2
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	5 - ASBESTOS
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	GREY
View / Desir:	

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:

COMMENTS
ABS 12-188.

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: 11 BRs: 4 Baths: 2 HB

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

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

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

RES BREAKDOWN			
No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

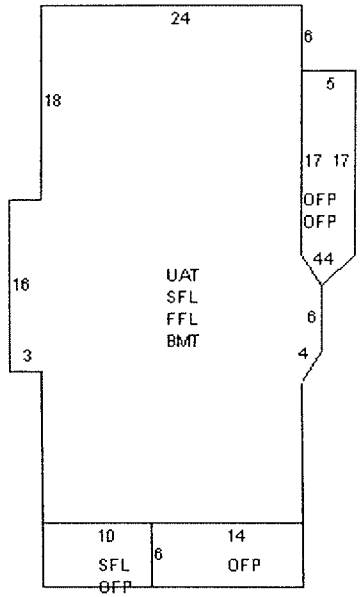
INTERIOR INFORMATION	
Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	4 - 100 AMP CB
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	5 - STEAM
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled

DEPRECIATION	
Phys Cond:	FR - Fair 53.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	53.7%

CALC SUMMARY	
Basic \$ / SQ:	56.00
Size Adj:	0.88846159
Const Adj:	0.96020401
Adj \$ / SQ:	47.774
Other Features:	29000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	174127
Depreciation:	93506
Depreciated Total:	80621

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 32.29
Special Features:	0			Val/Su Net: 18.28
Final Total:	80600			Val/Su SzAd: 32.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,278	47.770	61,055
BMT	BASEMENT	1,218	9.550	11,638
FFL	1ST FLOOR	1,218	47.770	58,189
UAT	UNF ATTIC	365	23.890	8,728
OFF	OPEN PORCH	330	16.720	5,518
Net Sketched Area:		4,409	Total:	145,128
Size Ad	2496 Gross Area	5262 FinArea		2496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL		2ND FLOOR			
BMT		BASEMENT			
FFL		1ST FLOOR			
UAT		UNF ATTIC			
OFF		OPEN 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	18X18	F	PR	1900	27.16	T	70	104			2,600			2,600

M B P 123-00-021

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 2,600 Total Special Features:

Total: 2,600