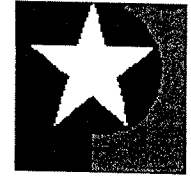


City of Holyoke



**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:	161
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
04/23/15	14:36:00

LAST REV

Date	Time
11/04/13	11:47:12

odabashm  
4579

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	96,300	3,000	0.360	54,700	154,000		0
							GIS Ref
							GIS Ref
							Insp Date
							01/25/13
						Entered Lot Size	
						Total Land:	
						Land Unit Type:	
Total Card		96,300	3,000	0.360	54,700	154,000	
Total Parcel		96,300	3,000	0.360	54,700	154,000	
Source: Market Adj Cost		Total Value per SQ unit /Card:		154.25	/Parcel:	154.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	96,300	3000	.36	54,700	154,000	154,000	Year End Roll	3/5/2015
2014	101	FV	96,300	3000	.36	54,700	154,000	154,000	Year End	2/20/2014
2013	101	FV	93,200	1400	.36	53,200	147,800	147,800		9/25/2012
2012	101	FV	96,000	1400	.36	53,200	150,600	150,600		2/10/2012
2011	101	FV	96,000	1400	.36	53,200	150,600	150,600	Year End Roll	1/18/2011
2010	101	FV	96,000	1400	.36	53,200	150,600	150,600	Year End	2/23/2010
2010	101	PC	105,600	1700	.36	49,400	156,700	156,700	PRIOR TO 2010 CALC C+	3/2/2009
2010	101	Test	99,100	1400	.36	54,700	155,200	155,200	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TORRES,WANDA I	19371-219	FC	7/30/2012	FORCLOSURE	87500	No	No			
PILLICH,KATYA M	14662-66	FI	11/30/2004	OTHER	114325	Yes	No		ESTATE SALE	
SAFARIK (ELDRED	11371-31	QC	10/13/2000		100000	Yes	No			
SAFARIK	7954-187		2/28/1992				No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
1/25/2013	MEASURED	311	JIM KING
1/25/2013	LEFT NOTICE	311	JIM KING
5/3/1994	INSPECTED	370	JOHN WHELIHA
11/12/1993	MEASURED	370	JOHN WHELIHA

Sign: VERIFICATION OF VISIT NOT DATA

No	Alt No	Direction/Street/City
444		WESTFIELD RD, HOLYOKE

**OWNERSHIP**

Owner 1:	DHALIWAL GURNINDER S.
Owner 2:	SANGAR ANUP K.
Owner 3:	
Street 1:	550 WESTFIELD RD
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	01040
Type:	

**PREVIOUS OWNER**

Owner 1:	TORRES - WANDA I
Owner 2:	
Street 1:	444 WESTFIELD RD
Twn/City:	HOLYOKE
St/Prov:	MA
Cntry:	
Postal:	01040

**NARRATIVE DESCRIPTION**  
This Parcel contains .36 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1949, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R-1A	R-1A	100	U	1	PUBLIC
o				t		
n				i		
Census: 8121.01				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
s				Street	1	PAVED
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
101	ONE FAM		15662		SQUARE FESITE			0	1.6	2.183	MA		TR							54,692						54,700	

Total AC/HA: 0.35955 Total SF/SM: 15662.00 Parcel LUC: 101 ONE FAM Prime NB Desc MOD AV

Total: 54,692 Spl Credit: Total: 54,700

**EXTERIOR INFORMATION**

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**BATH FEATURES**

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

**COMMENTS**

ABS 15-354.

**GENERAL INFORMATION**

Grade:	C - AVERAGE		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**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: 4	BRs: 2	Baths: 1	HB

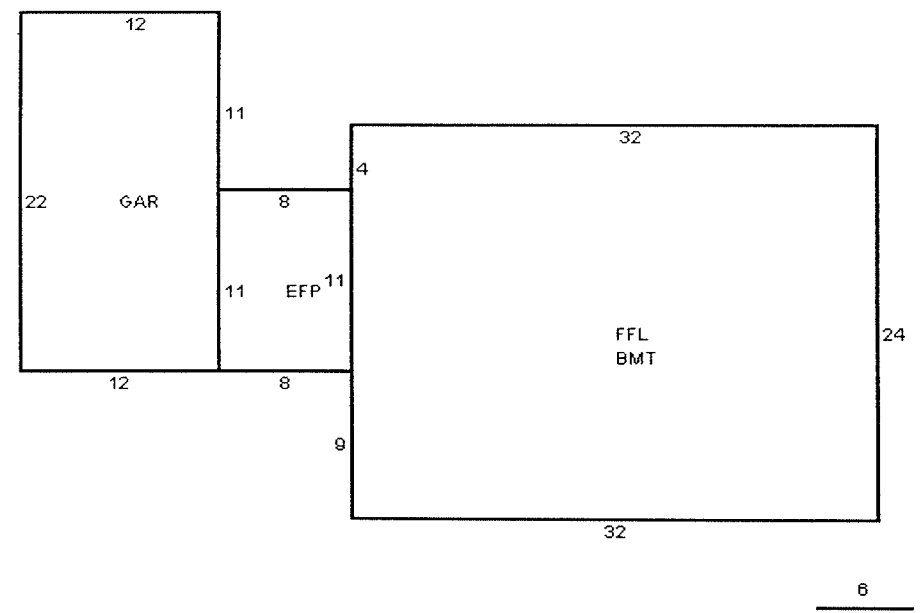
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

**SKETCH**



**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wall:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	%		
Bsmnt Fir:			
Bsmnt Gar:			
Electric:	4 - 100 AMP CB		
Insulation:	2 - TYPICAL		
Int vs Ext:	B		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	

**DEPRECIATION**

Phys Cond:	GD - Good	23.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.4%

**CALC SUMMARY**

Basic \$ / SQ:	67.00
Size Adj:	1.53749990
Const Adj:	1.00000000
Adj \$ / SQ:	103.013
Other Features:	14650
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	125735
Depreciation:	29422
Depreciated Total:	96313

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 96.49
Special Features:	0			Val/Su Net: 51.01
Final Total:	96300			Val/Su SzAd: 125.39

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	768	23.690	18,196
FFL	1ST FLOOR	768	103.010	79,114
GAR	GARAGE	264	31.580	8,336
EFP	ENCL PORCH	88	61.810	5,439

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

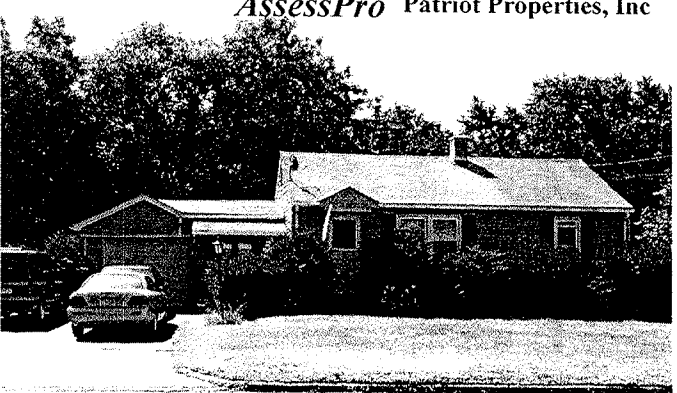
Net Sketched Area:	1,888	Total:	111,085		
Size Ad	768	Gross Area	1888	FinArea	998

**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
7	POOL A-C	A	Y		120	G	PR	1988	103.59	T	50	101			1,000			1,000
22	WOOD DK	D	Y		18x30	A	FR	1989	15.25	T	45	101			2,000			2,000

**M B P** 161-00-042

**IMAGE**



AssessPro Patriot Properties, Inc