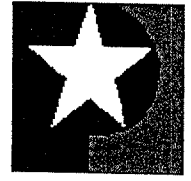


City of Holyoke



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:	38
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	48	NORTH EAST ST, HOLYOKE

OWNERSHIP

Owner 1:	JACESYN THEODORE M
Owner 2:	RIEL PATRICIA
Owner 3:	TORRES PAMEL
Street 1:	46 NO EAST ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	JACESYN - THEODORE M
Owner 2:	-
Street 1:	46 NO EAST ST
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040

NARRATIVE DESCRIPTION

This Parcel contains .161 ACRES of land mainly classified as TWO FAM with a(n) DUPLEX Building Built about 1984, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	DR	DR	100	U	1	PUBLIC
o				t		
n				l		
Census:			8114	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		7023		SQUARE FESITE			0	0.9	4.382	EP		3							27,695						27,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
104	112,000		0.161	27,700	139,700
Total Card		112,000	0.161	27,700	139,700
Total Parcel		112,000	0.161	27,700	139,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 69.61			/Parcel: 69.61

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	104	FV	112,000	0	.161	27,700	139,700	139,700	Year End Roll	3/5/2015
2014	104	FV	112,000	0	.161	27,700	139,700	139,700	Year End	2/20/2014
2013	104	FV	112,500	0	.161	27,700	140,200	140,200		9/25/2012
2012	104	FV	116,000	0	.161	27,700	143,700	143,700		2/10/2012
2011	104	FV	109,600	0	.161	27,700	137,300	137,300	Year End Roll	1/18/2011
2010	104	FV	109,600	0	.161	27,700	137,300	137,300	Year End	2/23/2010
2010	104	PC	99,600	0	.161	20,900	120,500	120,500	PRIOR TO 2010 CALC C/3/2/2009	
2010	104	Test	109,600	0	.161	27,700	137,300	137,300	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JACESYN,THEODOR	15315-467		9/8/2005	FAMILY		1	No	No		
JACESYN,ANNE	15315-465	AF	9/8/2005	FAMILY		1	No	No		
OLDE HOLYOKE	4530-390		12/21/1977			No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2011	MEAS+INSPCTD	311	JIM KING
12/23/2003	MEAS+INSPCTD	242	ANTHONY DULU
9/28/1994	MEASURED	370	JOHN WHELIHA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.16123	Total SF/SM:	7023.18	Parcel LUC:	104	TWO FAM	Prime NB Desc:	EARLY PR
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Total:	27,695	Spl Credit:		Total:	27,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

<b>EXTERIOR INFORMATION</b>	
Type:	10 - DUPLEX
Sty Ht:	2 - 2
(Liv) Units:	2 Total: 2
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	BLUE
View / Desir:	

<b>BATH FEATURES</b>	
Full Bath:	2 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	1 Rating: AVERAGE
A HBth:	Rating:
OthrFix:	Rating:

**COMMENTS**  
ABS 22-322 / & 322 ELY ST.

<b>OTHER FEATURES</b>	
Kits:	2 Rating: AVERAGE
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

<b>CONDO INFORMATION</b>	
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

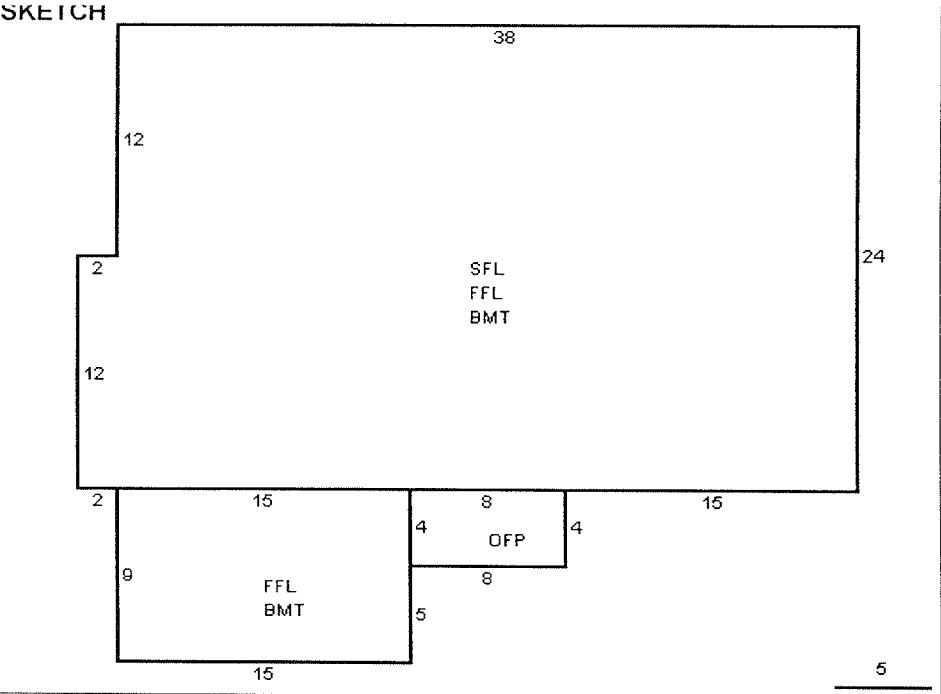
<b>RESIDENTIAL GRID</b>	
1st Res Grid	Desc: Line 1 # Units 1
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMs: 9 BRs: 5 Baths: 2 HB: 1

<b>GENERAL INFORMATION</b>	
Grade:	C - AVERAGE
Year Blt:	1984 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

<b>CONDO INFORMATION</b>	
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

<b>REMODELING</b>	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

<b>RES BREAKDOWN</b>			
No Unit	RMS	BRS	FL
1	5	3	1
1	4	2	1
<b>Totals</b>			
2	9	5	



<b>INTERIOR INFORMATION</b>	
Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	3 - HARDWOOD 50%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled

<b>DEPRECIATION</b>	
Phys Cond:	AV - Average 20.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	20.3%

<b>CALC SUMMARY</b>	
Basic \$ / SQ:	50.00
Size Adj.:	0.95874441
Const Adj.:	1.00500000
Adj \$ / SQ:	48.177
Other Features:	33000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	140550
Depreciation:	28532
Depreciated Total:	112018

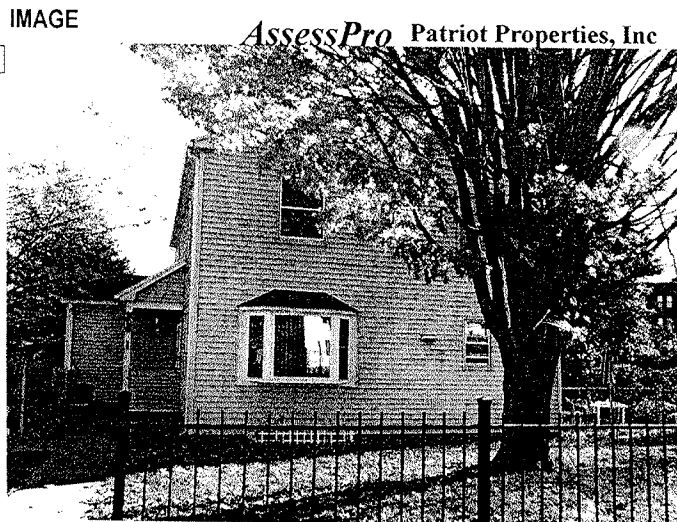
<b>COMPARABLE SALES</b>				
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	55.80		
Special Features:	0	Val/Su Net:	36.01	
Final Total:	112000	Val/Su SzAd:	55.80	

<b>SUB AREA</b>					
Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,071	9.640	10,319	
FFL	1ST FLOOR	1,071	48.180	51,597	
SFL	2ND FLOOR	936	48.180	45,094	
OFF	OPEN PORCH	32	16.860	540	
Net Sketched Area:		3,110	Total:	107,550	
Size Ad	2007	Gross Area	3110	FinArea	2007

<b>SUB AREA DETAIL</b>					
Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

<b>SPEC FEATURES/YARD ITEMS</b>																		
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** 038-02-001



**AssessPro** Patriot Properties, Inc

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