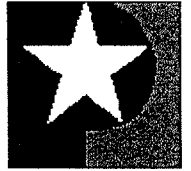


City of Holyoke



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:	112
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
523	527	SOUTH ST, HOLYOKE

OWNERSHIP

Owner 1:	SYKULSKI WALTER J JR
Owner 2:	
Owner 3:	
Street 1:	527 SOUTH ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	01040
Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .172 ACRES of land mainly classified as MIXED USE with a(n) MX USE APT Building Built about 1905, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 11 Units, 9 Baths, 2 HalfBaths, 0 3/4 Baths, 29 Rooms, and 11 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	BG	BG	100	U	1	PUBLIC
o				t		
n				l		
Census:	8121.02			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
112	APTS >8		7512		SQUARE FESITE			0			AU									71,500	325	33				71,500	
112	APTS >8		11		NO UNITS NOLAND			0	6,500.	1,000	AU																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
112	176,993	5,900	0.116	71,500	254,393			
325	85,107		0.057		85,107			
Total Card	262,100	5,900	0.172	71,500	339,500	Entered Lot Size		
Total Parcel	262,100	5,900	0.172	71,500	339,500	Total Land:		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	29.02	/Parcel:	29.02	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	013	FV	262,100	5900	.172	71,500	339,500	339,500	Year End Roll	3/5/2015
2014	013	FV	262,100	5900	.172	71,500	339,500	339,500	Year End	2/20/2014
2013	013	FV	258,100	5900	.172	71,500	335,500	335,500		9/25/2012
2012	013	FV	258,100	5900	.172	71,500	335,500	335,500		2/10/2012
2011	013	FV	258,100	5900	.172	71,500	335,500	335,500	Year End Roll	1/18/2011
2010	013	FV	258,100	5900	.172	71,500	335,500	335,500	Year End	2/23/2010
2010	013	PC	223,600	5900	.172	71,500	301,000	301,000	PRIOR TO 2010 CALC C	3/2/2009
2009	013	FV	223,600	5900	.172	71,500	301,000	301,000	2009 COMMITMENT	1/13/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HANNER	5349-218		12/1/1982					No No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/24/2002	BP2002-437	REPAIRS		0				REBUILD PORCHES
8/15/1997	0	MANUAL		0				SIGNS
8/8/1997	0	MANUAL		0				SIGN
1/12/1993	0	MANUAL	125,000	0				REMODO

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2013	MEAS+INSPCTD	242	ANTHONY DULU
4/22/2008	MEAS+INSPCTD	114	TIM PAYSON
4/17/2003	MEAS+INSPCTD	242	ANTHONY DULU
6/16/1998	PERMIT VISIT	244	MARK DIMAURO
11/22/1993	MEAS+INSPCTD	107	

Sign: _____

Total AC/HA:	0.17245	Total SF/SM:	7511.92	Parcel LUC:	013	MIXED USE	Prime NB Desc:	APT UNIT
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Total:	71,500	Spl Credit:		Total:	71,500
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EXTERIOR INFORMATION

Type:	52 - MX USE APT
Sty Ht:	3 - 3
(Liv) Units:	11 Total: 11
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

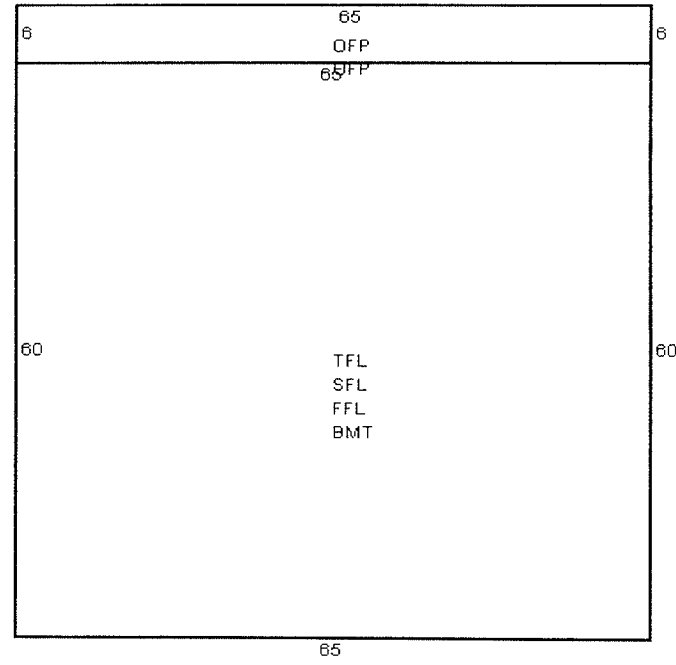
BATH FEATURES

Full Bath:	9	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

ALSO GAS F.H.A ABS 9-488.

SKETCH



GENERAL INFORMATION

Grade:	D - FAIR		
Year Bilt:	1905	Eff Yr Bilt:	
Alt LUC:	325	Alt %:	33
Jurisdct:		Fact:	
Const.Mod:		% Own:	
Lump Sum Adj:		Name:	

OTHER FEATURES

Kits:	9	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	3
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	29	BRs:	11
	Baths:	9	HB:	2

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
3	2	1	M
3	4	1	M
2	4	2	M
1	3	1	M
Totals			
9	29	11	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	12 - CONCRET 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	1 - EXTENSIVE		
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:	AV - Average	30.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.6%

CALC SUMMARY

Basic \$ / SQ:	36.00
Size Adj.:	0.82478631
Const Adj.:	0.98950505
Adj \$ / SQ:	29.381
Other Features:	106600
Grade Factor:	0.77
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	371557
Depreciation:	113697
Depreciated Total:	257861

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val
Juris. Factor:			Val/Su Fin:	22.40
Special Features:	4200		Val/Su Net:	16.00
Final Total:	262100		Val/Su SzAd:	22.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	3,900	5.880	22,917	
FFL	1ST FLOOR	3,900	29.380	114,585	
SFL	2ND FLOOR	3,900	29.380	114,585	
TFL	3RD FLOOR	3,900	29.380	114,585	
OFF	OPEN PORCH	780	10.280	8,021	
Net Sketched Area:		16,380	Total:	374,693	
Size Ad	11700	Gross Area	16380	FinArea	11700

SUB AREA DETAIL

Sub Area	% Usbl	Descr	% Type	Qu	# Ten
FFL	100	RTL	80 A		2

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
1	GARAGE	D Y	1	33X25	F	PR	1920	23.78	T	70	112			5,900			5,900
1	COOLER	M S	1	7X9	A	AV	1970	96.00	B	30.6	112			4,200			4,200

M B P 112-00-023

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 5,900

Total Special Features: 4,200

Total: 10,100