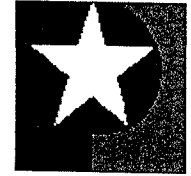


City of Holyoke



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:	37
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		CANAL ST, HOLYOKE

OWNERSHIP

Owner 1:	RODRIGUEZ RICHARD
Owner 2:	GONZALES NANCY
Owner 3:	
Street 1:	52 NO CANAL ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	01040
Type:	

PREVIOUS OWNER

Owner 1:	ROSA - MARIA
Owner 2:	GREGORY - CHRISTOPHER J
Street 1:	52 NO CANAL ST
Twn/City:	HOLYOKE
St/Prov:	MA
Cntry:	
Postal:	01040

NARRATIVE DESCRIPTION

This Parcel contains .037 ACRES of land mainly classified as ONE FAM with a(n) ROW HOUSE Building Built about 1920, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdms.

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	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		1615		SQUARE FE SITE			0	0.9	10.000	EP									14,535						14,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	59,900		0.037	14,500	74,400		0
Total Card		59,900	0.037	14,500	74,400	Entered Lot Size	GIS Ref
Total Parcel		59,900	0.037	14,500	74,400	Total Land:	GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card: 50.30		/Parcel: 50.30		Land Unit Type:	Insp Date
							08/08/05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	59,900	0	.037	14,500	74,400	74,400	Year End Roll	3/5/2015
2014	101	FV	59,900	0	.037	14,500	74,400	74,400	Year End	2/20/2014
2013	101	FV	60,700	0	.037	14,500	75,200	75,200		9/25/2012
2012	101	FV	62,600	0	.037	14,500	77,100	77,100		2/10/2012
2011	101	FV	62,600	0	.037	14,500	77,100	77,100	Year End Roll	1/18/2011
2010	101	FV	62,600	0	.037	14,500	77,100	77,100	Year End	2/23/2010
2010	101	PC	64,900	0	.037	11,000	75,900	75,900	PRIOR TO 2010 CALC CF 3/2/2009	
2010	101	Test	55,800	0	.037	14,500	70,300	70,300	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROSA, MARIA	11100-560	QC	2/22/2000		42000	No	No			
ROSA	5936-230		11/4/1985			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/19/2004	EP-2004-532	MANUAL		0				SERVICE CHANGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2005	MEAS+NSPCTD	242	ANTHONY DULU
5/29/1997	INSPECTED	242	ANTHONY DULU
1/28/1994	MEASURED	185	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.03708 Total SF/SM: 1615.20 Parcel LUC: 101 ONE FAM Prime NB Desc EARLY PR

Total: 14,535 Spl Credit: Total: 14,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

apro

2016

EXTERIOR INFORMATION

Type:	20 - ROW HOUSE
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
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:	1	Rating:	FAIR
A HBth:		Rating:	
Othr Fix:	1	Rating:	FAIR

COMMENTS

ABS 1-453.

OTHER FEATURES

Kits:	1	Rating:	FAIR
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: 5	BRs: 2	Baths: 1	HB: 1

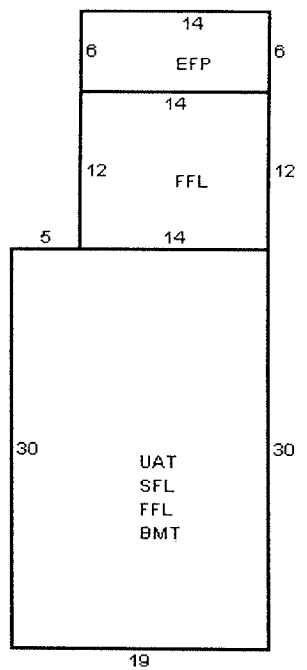
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	5 - LINO/VINYL		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	2 - 200 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:	34	% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	37.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		37.8%

CALC SUMMARY

Basic \$ / SQ:	46.00
Size Adj.:	1.15045869
Const Adj.:	0.90539712
Adj \$ / SQ:	47.915
Other Features:	17500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	96243
Depreciation:	36380
Depreciated Total:	59863

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 40.50
Special Features:	0			Val/Su Net: 28.08
Final Total:	59900			Val/Su SzAd: 45.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	738	47.910	35,361	
BMT	BASEMENT	570	9.580	5,462	
SFL	2ND FLOOR	570	47.910	27,311	
UAT	UNF ATTIC	171	47.910	8,193	
EFP	ENCL PORCH	84	28.750	2,415	
Net Sketched Area:		2,133	Total:	78,742	
Size Ad	1308	Gross Area	2532	FinArea	1479

SUB AREA DETAIL

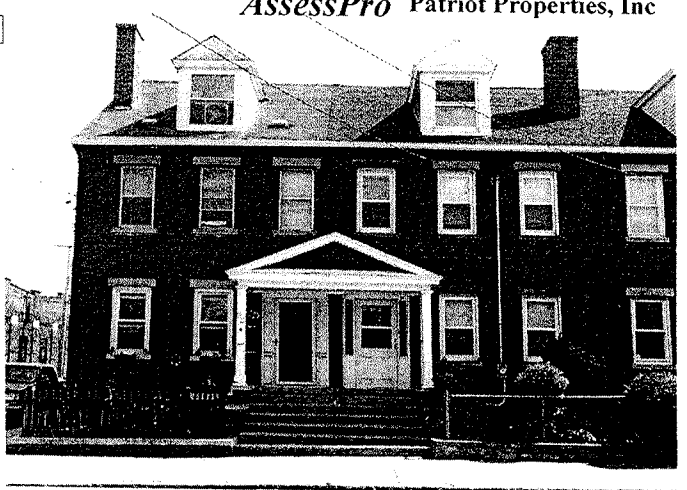
Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	0

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
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M B P 037-03-001

IMAGE



AssessPro Patriot Properties, Inc