

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: 30 |
| 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 | Legal Description | User Acct |
|---|----------------|------------|-----------|------------|-------------|-------------------------|-----------|
| 101 | 24,800 | | 0.052 | 20,500 | 45,300 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 44.94 | | | | | | /Parcel: 44.94 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|------|------------|-----------|-----------|------------|-------------|---------------|--------------------------------|-----------|
| 2015 | 101 | FV | 24,800 | 0 | .052 | 20,500 | 45,300 | 45,300 | Year End Roll | 3/5/2015 |
| 2014 | 101 | FV | 24,800 | 0 | .052 | 20,500 | 45,300 | 45,300 | Year End | 2/20/2014 |
| 2013 | 101 | FV | 26,600 | 0 | .052 | 20,500 | 47,100 | 47,100 | | 9/25/2012 |
| 2012 | 101 | FV | 26,500 | 0 | .052 | 20,500 | 47,000 | 47,000 | | 2/10/2012 |
| 2011 | 101 | FV | 26,500 | 0 | .052 | 20,500 | 47,000 | 47,000 | Year End Roll | 1/18/2011 |
| 2010 | 101 | FV | 26,500 | 0 | .052 | 20,500 | 47,000 | 47,000 | Year End | 2/23/2010 |
| 2010 | 101 | PC | 30,200 | 0 | .052 | 15,500 | 45,700 | 45,700 | PRIOR TO 2010 CALC CT-3/2/2009 | |
| 2010 | 101 | Test | 26,800 | 0 | .052 | 20,500 | 47,300 | 47,300 | prior to growth | 5/1/2009 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| TORRES,LUIS | 11364-411 | QC | 10/6/2000 | | 17000 | No | No | | | |
| SECRETARY OF HO | 10484-336 | QC | 10/15/1998 | SALE FORCLOS | 5000 | No | No | | | |
| FIRST UNION NAT | 10441-428 | QC | 9/11/1998 | INVOLVED GOV | 1 | No | No | | | |
| PEREZ ANTONIO/F | 9991-85 | | 9/10/1997 | FORCLOSURE | 61935 | No | No | | | |
| PEREZ | 7586-317 | | 11/9/1990 | | | No | No | | | |

BUILDING PERMITS

| Date | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|--------------|
| 2/22/2012 | MEASURED | 311 | JIM KING |
| 2/22/2012 | LEFT NOTICE | 311 | JIM KING |
| 6/17/1997 | ENTRY DENIED | 370 | JOHN WHELIHA |

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 52 | | CLEMENTE ST, HOLYOKE |

OWNERSHIP

| | |
|-----------|-----------------|
| Owner 1: | TOSADO LUIS |
| Owner 2: | TOSADO FELICITA |
| Owner 3: | |
| Street 1: | 52 CLEMENTE ST |
| Street 2: | |
| Twn/City: | HOLYOKE |
| St/Prov: | MA |
| Postal: | 01040 |
| Cntry: | |
| Own Occ: | Y |
| Type: | |

PREVIOUS OWNER

| | |
|-----------|----------------|
| Owner 1: | TORRES - LUIS |
| Owner 2: | - |
| Street 1: | 52 CLEMENTE ST |
| Twn/City: | HOLYOKE |
| St/Prov: | MA |
| Postal: | 01040 |
| Cntry: | |

NARRATIVE DESCRIPTION

This Parcel contains .052 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1880, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrp/No | Amount | Com. Int |
|------|-----------|--------|----------|
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Descrp | % | Item | Code | Descrp |
|-----------------|------|--------|-----|---------|------|--------|
| Z | BH | BH | 100 | U | 1 | PUBLIC |
| o | | | | t | | |
| n | | | | l | | |
| Census: 8115 | | | | Exmpt | | |
| Flood Haz: NONE | | | | | | |
| D | | | | Topo | 1 | LEVEL |
| s | | | | Street | | |
| 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 Influ | Neigh Mod | Inf1 % | Inf2 % | Inf3 % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|---------------------|---------------|-----------|-----------|------------|------------|--------|-------|-------------|-----------|--------|--------|--------|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 2275 | | SQUARE FESITE | | | 0 | 0.9 | 10.000 | EP | | | | | | 20,475 | | | | | | 20,500 | |

| | | | | | | | | |
|--------------|---------|--------------|---------|-------------|-----|---------|----------------|----------|
| Total AC/HA: | 0.05223 | Total SF/SM: | 2275.14 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc: | EARLY PR |
|--------------|---------|--------------|---------|-------------|-----|---------|----------------|----------|

| | | | | | |
|--------|--------|-------------|--|--------|--------|
| Total: | 20,475 | Spl Credit: | | Total: | 20,500 |
|--------|--------|-------------|--|--------|--------|

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

EXTERIOR INFORMATION

Type: 15 - OLD STYLE
 Sty Ht: 1T - 1T
 (Liv) Units: 1 Total: 1
 Foundation: 3 - BRICK
 Frame: 1 - WOOD
 Prime Wall: 4 - VINYL
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT
 Color: GREY
 View / Desir:

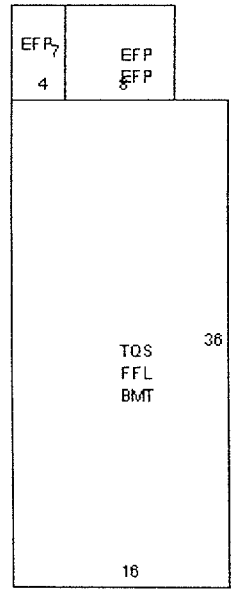
BATH FEATURES

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

COMMENTS

ABS 2-225.

SKETCH



GENERAL INFORMATION

Grade: D - FAIR
 Year Bilt: 1880 Eff Yr Bilt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

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 | |

OTHER FEATURES

Kits: 1 Rating: AVERAGE
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: Rating:

CONDO INFORMATION

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 | |

INTERIOR INFORMATION

Avg HVFL: STD
 Prim Int Wal: 2 - PLASTER
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 5 - LINO/VINYL
 Sec Floors: %

DEPRECIATION

Phys Cond: PR - Poor 64 %
 Functional: %
 Economic: L - LOCATN 20 %
 Special: %
 Override: %
 Total: 71.68 %

CALC SUMMARY

Basic \$ / SQ: 67.00
 Size Adj.: 1.31428576
 Const Adj.: 0.93139201
 Adj \$ / SQ: 82.016
 Other Features: 14500
 Grade Factor: 0.77
 Neighborhood Inf: 1.00000000
 LUC Factor: 1.00
 Adj Total: 87629
 Depreciation: 62813
 Depreciated Total: 24817

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---------------------|-----------|-----|--------------------|------------|
| WtAv\$/SQ: | | | | |
| AvRate: | | | | |
| Ind.Val | | | | |
| Juris. Factor: | | | Val/Su Fin: 24.60 | |
| Special Features: 0 | | | Val/Su Net: 14.39 | |
| Final Total: 24800 | | | Val/Su SzAd: 24.60 | |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------------|-------------|------------|-----------|--------------|
| BMT | BASEMENT | 576 | 16.400 | 9,448 |
| FFL | 1ST FLOOR | 576 | 82.020 | 47,241 |
| TQS | 3/4 STORY | 432 | 82.020 | 35,431 |
| EFP | ENCL PORCH | 140 | 49.210 | 6,889 |
| Net Sketched Area: 1,724 | | Total: | | 99,009 |
| Size Ad | 1008 | Gross Area | 1868 | FinArea 1008 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
|----------|--------|---------|--------|----|-------|

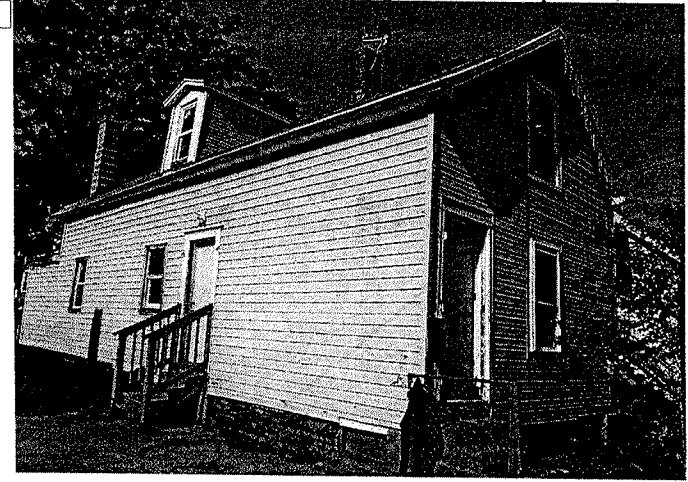
SPEC FEATURES/YARD ITEMS

| 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|

M B P 030-03-014

IMAGE

AssessPro Patriot Properties, Inc



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