

City of Holyoke



Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53	55	WEST GLEN ST, HOLYOKE

OWNERSHIP

Owner 1:	RYBAK CHRISTINE
Owner 2:	RYBAK JOHN AND DAVID
Owner 3:	
Street 1:	53 WEST GLEN ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA
Postal:	01040

PREVIOUS OWNER

Owner 1:	SCRIBNER - JOHN C + GENEVIEVE V
Owner 2:	RYBAK - CHRISTINE A
Street 1:	53 WEST GLEN ST
Twn/City:	HOLYOKE
St/Prov:	MA
Postal:	01040

NARRATIVE DESCRIPTION

This Parcel contains .115 ACRES of land mainly classified as TWO FAM with a(n) 2 FAMILY Building Built about 1927, having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R-2	R-2	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	2	LIGHT

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
104	TWO FAM		5000		SQUARE FESITE			0	1.18	7.170	EA									42,301						42,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
104	87,100	4,200	0.115	42,300	133,600	
Total Card	87,100	4,200	0.115	42,300	133,600	Entered Lot Size
Total Parcel	87,100	4,200	0.115	42,300	133,600	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 50.19		/Parcel: 50.19		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	104	FV	87,100	4200	.115	42,300	133,600	133,600	Year End Roll	3/5/2015
2014	104	FV	87,100	4200	.115	42,300	133,600	133,600	Year End	2/20/2014
2013	104	FV	89,000	4100	.115	46,600	139,700	139,700		9/25/2012
2012	104	FV	91,700	4200	.115	46,600	142,500	142,500		2/10/2012
2011	104	FV	91,700	4200	.115	46,600	142,500	142,500	Year End Roll	1/18/2011
2010	104	FV	91,700	4200	.115	46,600	142,500	142,500	Year End	2/23/2010
2010	104	PC	110,300	4400	.115	44,500	159,200	159,200	PRIOR TO 2010 CALC C-	3/2/2009
2010	104	Test	91,700	4200	.115	44,500	140,400	140,400	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCRIBNER, JOHN C	14009-388	QC	3/12/2004	FAMILY		1	No	No		
SCRIBNER	9330-436		12/6/1995	CONVIENCE		No	No			
LYNCH E	2636-562		10/14/1958			No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/3/1997	0	MANUAL		0			POOL	

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/1998	PERMIT VISIT	243	
9/4/1996	MEAS+INSPCTD	242	ANTHONY DULU

Sign: _____ / /

Total AC/HA:	0.11478	Total SF/SM:	4999.82	Parcel LUC:	104	TWO FAM	Prime NB Desc:	EARLY AV
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Total:	42,301	Spl Credit:		Total:	42,300
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EXTERIOR INFORMATION

Type:	12 - 2 FAMILY		
Sty Ht:	2A - 2A		
(Liv) Units:	2	Total:	2
Foundation:	3 - BRICK		
Frame:	1 - WOOD		
Prime Wall:	5 - ASBESTOS		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

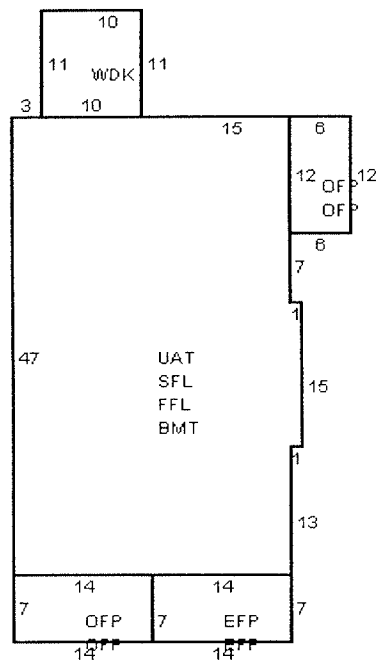
BATH FEATURES

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

COMMENTS

ABS 13-81.

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:		% Own:	
Lump Sum Adj:		Name:	

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
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:	10	BRS:	6	Baths:	2	HB					

REMODELING

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

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	3	1
1		5	3	1
Totals				
2		10	6	

INTERIOR INFORMATION

Avg Ht/Ft:	STD		
Prim Int Wall:	1 - DRYWALL		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	4 - 100 AMP CB		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	

DEPRECIATION

Phys Cond:	FR - Fair	53.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		53.7%

CALC SUMMARY

Basic \$ / SQ:	56.00
Size Adj.:	0.87047338
Const Adj.:	0.96020401
Adj \$ / SQ:	46.807
Other Features:	29000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	188023
Depreciation:	100968
Depreciated Total:	87055

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 32.72
Special Features:	0			Val/Su Net: 17.29
Final Total:	87100			Val/Su SzAd: 32.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,331	9.360	12,460	
FFL	1ST FLOOR	1,331	46.810	62,300	
SFL	2ND FLOOR	1,331	46.810	62,300	
UAT	UNF ATTIC	399	23.400	9,345	
OPF	OPEN PORCH	340	16.380	5,570	
EFP	ENCL PORCH	196	28.080	5,504	
WDK	WOOD DECK	110	14.040	1,545	
Net Sketched Area:		5,038	Total:	159,024	
Size Ad	2662	Gross Area	5970	FinArea	2662

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT		BASEMENT			
FFL		1ST FLOOR			
SFL		2ND FLOOR			
UAT		UNF ATTIC			
OPF		OPEN PORCH			
EFP		ENCL PORCH			
WDK		WOOD DECK			

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
3	GARAGE	D	Y	1	18X20	F	PR	1927	26.60	T	70	104			2,900			2,900
7	POOL A-C	D	Y	1	24	A	AV	1997	78.81	T	30	104			1,300			1,300

MBP 121-00-087

IMAGE

AssessPro Patriot Properties, Inc

