

City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		CLEMENTE ST, HOLYOKE

OWNERSHIP

Owner 1:	TOSADO GILFREDO
Owner 2:	TOSADO FELICITA
Owner 3:	
Street 1:	56 ROBERTO CLEMENTE DR
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	VAZQUEZ - IRIS
Owner 2:	-
Street 1:	56 ROBERTO CLEMENTE DR
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040

NARRATIVE DESCRIPTION

This Parcel contains .039 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, 6 Rooms, and 3 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	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
101	ONE FAM		1701		SQUARE FESITE			0	0.9	10.000	EP						15,309					15,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	25,300		0.039	15,300	40,600		
Total Card		25,300	0.039	15,300	40,600	Entered Lot Size	
Total Parcel		25,300	0.039	15,300	40,600	Total Land:	
Source:		Market Adj Cost	Total Value per SQ unit /Card: 44.05		/Parcel: 44.05	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	101	FV	25,300	0	.039	15,300	40,600	40,600	Year End Roll	3/5/2015
2014	101	FV	25,300	0	.039	15,300	40,600	40,600	Year End	2/20/2014
2013	101	FV	27,100	0	.039	15,300	42,400	42,400		9/25/2012
2012	101	FV	26,700	0	.039	15,300	42,000	42,000		2/10/2012
2011	101	FV	26,700	0	.039	15,300	42,000	42,000	Year End Roll	1/18/2011
2010	101	FV	26,700	0	.039	15,300	42,000	42,000	Year End	2/23/2010
2010	101	PC	30,400	0	.039	11,600	42,000	42,000	PRIOR TO 2010 CALC CF 3/2/2009	
2010	101	Test	27,000	0	.039	15,300	42,300	42,300	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VAZQUEZ,IRIS	11372-154	QC	10/16/2000		16000	No	No			
ANDERSON WHITNE	9595-124		8/20/1996	CONVIENCE		No	No			
MANN	6552-0280		7/8/1987			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
10/6/1997	MEAS+INSPCTD	242	ANTHONY DULU
6/17/1997	ENTRY DENIED	370	JOHN WHELIHA

Sign: VERIFICATION OF VISIT NOT DATA

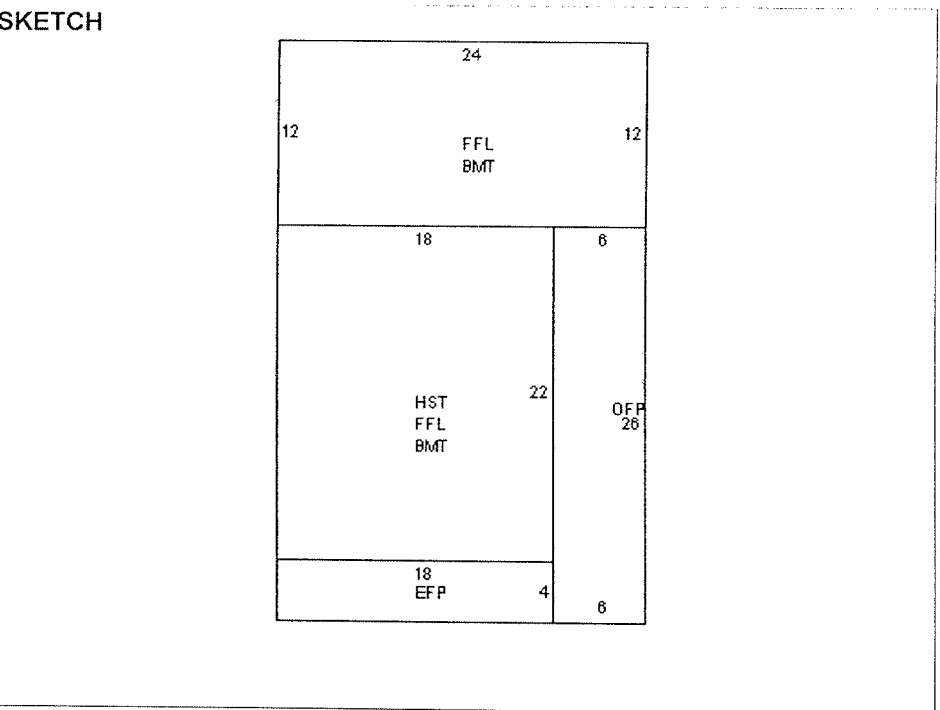
Total AC/HA: 0.03905 Total SF/SM: 1701.02 Parcel LUC: 101 ONE FAM Prime NB Desc: EARLY PR

Total: 15,309 Spl Credit: Total: 15,300

<b>EXTERIOR INFORMATION</b>	
Type:	15 - OLD STYLE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	19 - TEX 111 30%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	BEIGE/WHITE
View / Desir:	

<b>BATH FEATURES</b>	
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 2-226.



<b>GENERAL INFORMATION</b>	
Grade:	D - FAIR
Year Blt:	1880 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

<b>OTHER FEATURES</b>	
Kits:	1 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: 6 BRs: 3 Baths: 1 HB

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

<b>RES BREAKDOWN</b>			
No Unit	RMS	BRS	FL
1	6	3	1
<b>Totals</b>			
1	6	3	

<b>INTERIOR INFORMATION</b>	
Avg HV/FL:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	4 - 100 AMP CB
Insulation:	5 - MINIMAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled

<b>DEPRECIATION</b>	
Phys Cond:	PR - Poor 64.0%
Functional:	%
Economic:	L - LOCATN 20.0%
Special:	%
Override:	%
Total:	71.68%

<b>CALC SUMMARY</b>	
Basic \$ / SQ:	67.00
Size Adj:	1.38124990
Const Adj:	0.94469762
Adj \$ / SQ:	87.426
Other Features:	14500
Grade Factor:	0.77
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	89229
Depreciation:	63959
Depreciated Total:	25270

<b>COMPARABLE SALES</b>				
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	27.44		
Special Features:	0	Val/Su Net:	13.79	
Final Total:	25300	Val/Su SzAd:	27.45	

<b>SUB AREA</b>					
Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	684	17.490	11,960	
FFL	1ST FLOOR	684	87.430	59,799	
HST	HALF STORY	238	87.430	20,772	
OFF	OPEN PORCH	156	30.600	4,773	
EFP	ENCL PORCH	72	52.460	3,777	
Net Sketched Area:		1,834	Total:	101,081	
Size Ad	921.60001	Gross Area	1992	FinArea	922

<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

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

