

City of Holyoke



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CASTRO BASILIO
Owner 2:	RAMOS ELIZABETH
Owner 3:	
Street 1:	33 MERRILL RD
Street 2:	
Twn/City:	SPRINGFIELD
St/Prov:	MA Cntry
Postal:	01119
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	CASTRO - BASILIO
Owner 2:	-
Street 1:	33 MERRILL RD
Twn/City:	SPRINGFIELD
St/Prov:	MA Cntry
Postal:	01119

NARRATIVE DESCRIPTION

This Parcel contains .061 ACRES of land mainly classified as TWO FAM with a(n) 2 FAMILY Building Built about 1900, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	BH	BH	100	U	1	PUBLIC
o				t		
n				i		
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
104	TWO FAM		2665		SQUARE FESITE			0	0.9	10.000	EP		3							23,985						24,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
104	41,600	7,300	0.061	24,000	72,900
Total Card	41,600	7,300	0.061	24,000	72,900
Total Parcel	41,600	7,300	0.061	24,000	72,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 62.94 /Parcel: 62.94			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	104	FV	41,600	7300	.061	24,000	72,900	72,900	Year End Roll	3/5/2015
2014	104	FV	41,600	7300	.061	24,000	72,900	72,900	Year End	2/20/2014
2013	104	FV	42,600	7100	.061	24,000	73,700	73,700		9/25/2012
2012	104	FV	43,900	7300	.061	24,000	75,200	75,200		2/10/2012
2011	104	FV	43,900	7300	.061	24,000	75,200	75,200	Year End Roll	1/18/2011
2010	104	FV	43,900	7300	.061	24,000	75,200	75,200	Year End	2/23/2010
2010	104	PC	51,100	7300	.061	18,100	76,500	76,500	PRIOR TO 2010 CALC CF	3/2/2009
2010	104	Test	43,900	7300	.061	24,000	75,200	75,200	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASTRO,BASILIO	16932-230	WD	9/21/2007	FAMILY		1	No	No		
REYES,OSCAR	15837-372	QC	4/20/2006		80000	No	No	No		
TNOP, INC,	10888-233	QC	8/13/1999	SALE FORCLOS	27500	No	No	No		
TOSADO,YOLANDA	10888-229	FC	8/13/1999	FORCLOSURE	17000	No	No	No		
TOSADO GILFREDO	9632-46		9/25/1996	FAMILY	36500	No	No	No		
KALICH	8409-421		5/7/1993			No	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/28/2006	EP-2006-366	MANUAL		0				UPGRADE TO 200 AMP

ACTIVITY INFORMATION

Date	Result	By	Name
3/4/2011	MEASURED	311	JIM KING
3/4/2011	LEFT NOTICE	311	JIM KING
5/18/2007	MEAS+INSPCTD	242	ANTHONY DULU
5/13/1997	MEASURED	185	
4/8/1997	MEASURED	370	JOHN WHELIHA

Sign: VERIFICATION OF VISIT NOT DATE: ___/___/___

Total AC/HA:	0.06118	Total SF/SM:	2665.00	Parcel LUC:	104	TWO FAM	Prime NB Desc	EARLY PR
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Total:	23,985	SpI Credit:		Total:	24,000
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EXTERIOR INFORMATION	
Type:	12 - 2 FAMILY
Sty Ht:	2 - 2
(Liv) Units:	2 Total: 2
Foundation:	4 - STONE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	WHITE
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:
OthrFix:	Rating:
OTHER FEATURES	
Kits:	2 Rating: AVERAGE
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

COMMENTS
VINYL SIDING 1996 ABS 2-224.

GENERAL INFORMATION	
Grade:	D - FAIR
Year Blt:	1900 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	% Own:
Lump Sum Adj:	Name:

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: 8 BRs: 4 Baths: 2 HB

INTERIOR INFORMATION	
Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	2 - 200 AMP CB
Insulation:	5 - MINIMAL
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

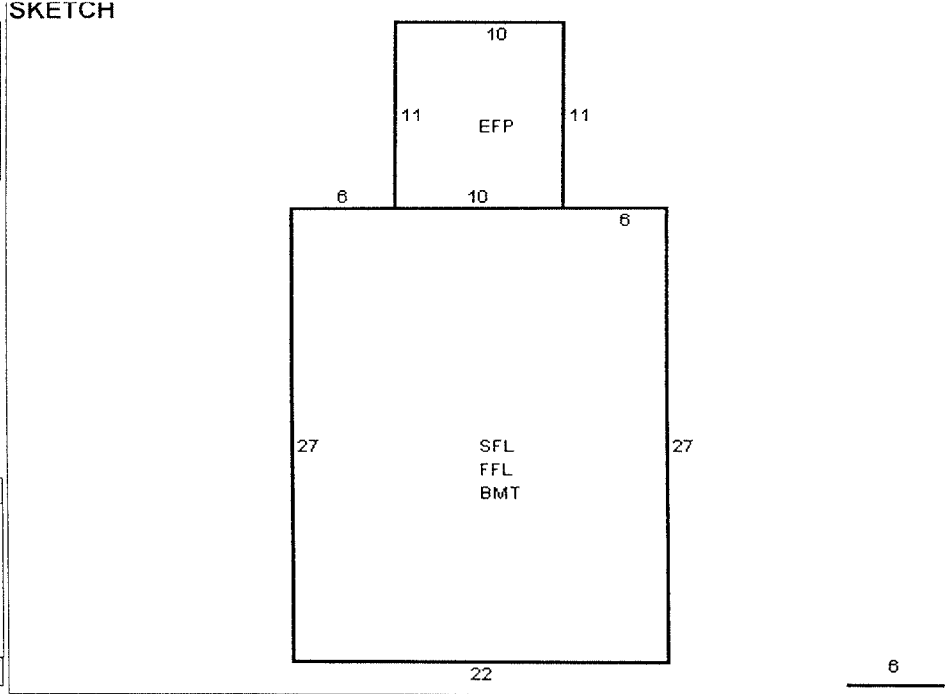
DEPRECIATION	
Phys Cond:	FR - Fair 53.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	53.7%

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

RES BREAKDOWN			
No Unit	RMS	BRS	FL
1	4	2	1
1	4	2	2
Totals			
2	8	4	

CALC SUMMARY	
Basic \$ / SQ:	56.00
Size Adj:	1.22160053
Const Adj:	0.94972903
Adj \$ / SQ:	64.971
Other Features:	29000
Grade Factor:	0.77
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	89754
Depreciation:	48198
Depreciated Total:	41556

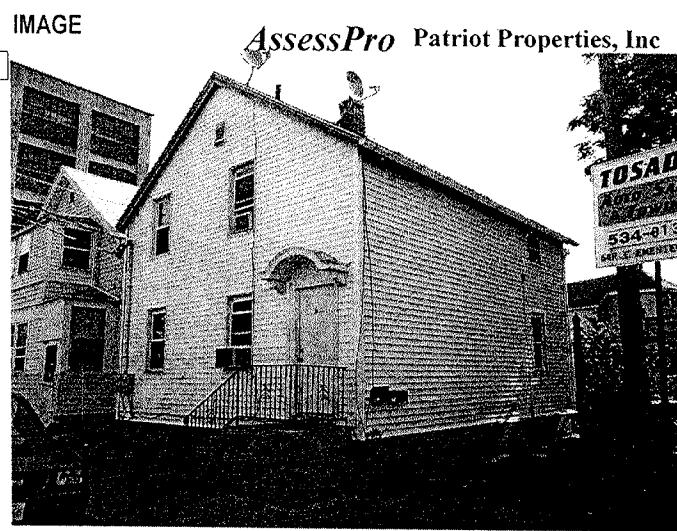
COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val:		
Juris. Factor:	Val/Su Fin:	35.92		
Special Features:	0	Val/Su Net:	22.34	
Final Total:	41600	Val/Su SzAd:	35.91	



SUB AREA					
Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	594	12.990	7,719	
FFL	1ST FLOOR	594	64.970	38,593	
SFL	2ND FLOOR	564	64.970	36,663	
EFP	ENCL PORCH	110	38.980	4,288	
Net Sketched Area:		1,862	Total:	87,263	
Size Ad	1158.2999	Gross Area	1892	FinArea	1158

SUB AREA DETAIL					
Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
SFL	95				0

SPEC FEATURES/YARD ITEMS										MBP 030-03-015								
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
15	SHOP		D	Y	1	42X22	F	PR	1900	26.29	T	70	104		7,300			7,300



More: N Total Yard Items: 7,300 Total Special Features: Total: 7,300