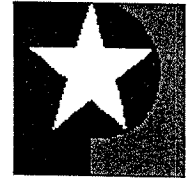


City of Holyoke



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:	127
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

PRINT

Date	Time
04/23/15	13:08:28

LAST REV

Date	Time
07/25/08	12:12:52

apro	2709
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No	Alt No	Direction/Street/City
77		BROOKLINE AV, HOLYOKE

OWNERSHIP

Owner 1: DESMARAIS JOSEPH L SR
 Owner 2: DESMARAIS BARBARA J
 Owner 3:
 Street 1: 77 BROOKLINE AV
 Street 2:
 Twn/City: HOLYOKE
 St/Prov: MA Cntry: Own Occ: Y
 Postal: 01040 Type:

PREVIOUS OWNER

Owner 1:
 Owner 2:
 Street 1:
 Twn/City:
 St/Prov: Cntry:
 Postal:

NARRATIVE DESCRIPTION

This Parcel contains .124 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1920, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R-1A	R-1A	100	U	1	PUBLIC
o				i		
n				l		
Census:		8120		Exmpt		
Flood Haz:		NONE				
D				Topo	2	ABV ST
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
101	ONE FAM		5400		SQUARE FESITE			0	1.18	6.653	EA									42,395						42,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	85,100	1,800	0.124	42,400	129,300	
Total Card		85,100	1,800	0.124	42,400	129,300
Total Parcel		85,100	1,800	0.124	42,400	129,300
Source:		Market Adj	Cost	Total Value per SQ unit /Card: 92.36		/Parcel: 92.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	85,100	1800	.124	42,400	129,300	129,300	Year End Roll	3/5/2015
2014	101	FV	85,100	1800	.124	42,400	129,300	129,300	Year End	2/20/2014
2013	101	FV	84,100	1700	.124	46,700	132,500	132,500		9/25/2012
2012	101	FV	86,700	1800	.124	46,700	135,200	135,200		2/10/2012
2011	101	FV	86,700	1800	.124	46,700	135,200	135,200	Year End Roll	1/18/2011
2010	101	FV	86,700	1800	.124	46,700	135,200	135,200	Year End	2/23/2010
2010	101	PC	98,400	1800	.124	44,600	144,800	144,800	PRIOR TO 2010 CALC CF	3/2/2009
2010	101	Test	87,600	1800	.124	44,600	134,000	134,000	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PUGLIESE	8816-200		4/29/1994		79900	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
6/19/1997	ENTRY DENIED	370	JOHN WHELIIHA

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

Total AC/HA:	0.12397	Total SF/SM:	5400.13	Parcel LUC:	101	ONE FAM	Prime NB Desc:	EARLY AV
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Total:	42,395	Spl Credit:		Total:	42,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

brunelle

2016

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	3 - ALUMINUM
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

ABS 13-312.

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1920	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:	6	BRs:	3
	Baths:	1	HB:	1

INTERIOR INFORMATION

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

DEPRECIATION

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

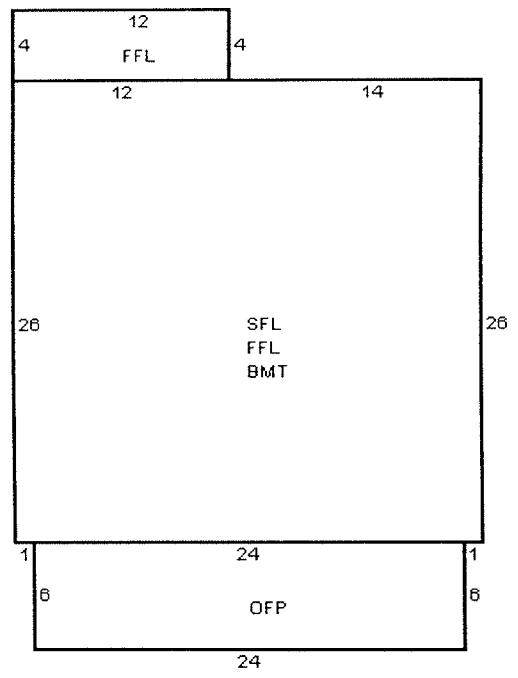
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



CALC SUMMARY

Basic \$ / SQ:	67.00
Size Adj.:	1.11428571
Const Adj.:	0.99989998
Adj \$ / SQ:	74.650
Other Features:	18500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	136865
Depreciation:	51735
Depreciated Total:	85130

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
AvRate:				
Juris. Factor:				Val/Su Fin: 60.79
Special Features:	0			Val/Su Net: 38.33
Final Total:	85100			Val/Su SzAd: 60.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	724	74.650	54,046
BMT	BASEMENT	676	14.930	10,093
SFL	2ND FLOOR	676	74.650	50,463
OFF	OPEN PORCH	144	26.130	3,762

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
FFL		1ST FLOOR			
BMT		BASEMENT			
SFL		2ND FLOOR			
OFF		OPEN PORCH			

Net Sketched Area:	2,220	Total:	118,364
Size Ad	1400	Gross Area	2220
		FinArea	1400

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	192		F PR	1920	30.98	T	70	101			1,800			1,800

M B P 127-00-110

IMAGE



AssessPro Patriot Properties, Inc

More:	N
Total Yard Items:	1,800
Total Special Features:	
Total:	1,800