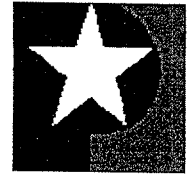


City of Holyoke



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:	167
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
834		HOMESTEAD AV, HOLYOKE

OWNERSHIP

Owner 1:	HEBERT JON
Owner 2:	
Owner 3:	
Street 1:	834 HOMESTEAD 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 .233 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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				t		
n				l		
Census:		8121.01		Exmpt		
Flood Haz:		NONE				
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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		10165		SQUARE FESITE			0	1.6	3.265	MA		TR				53,109						53,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	195,300	13,800	0.233	53,100	262,200		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 90.68							
/Parcel: 90.68							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	195,300	13800	.233	53,100	262,200	262,200	Year End Roll	3/5/2015
2014	101	FV	195,300	13800	.233	53,100	262,200	262,200	Year End	2/20/2014
2013	101	FV	187,400	9900	.233	51,600	248,900	248,900		9/25/2012
2012	101	FV	193,200	10200	.233	51,600	255,000	255,000		2/10/2012
2011	101	FV	193,200	10200	.233	51,600	255,000	255,000	Year End Roll	1/18/2011
2010	101	FV	193,200	10200	.233	51,600	255,000	255,000	Year End	2/23/2010
2010	101	PC	197,900	10200	.233	47,900	256,000	256,000	PRIOR TO 2010 CALC CF-3/2/2009	
2010	101	Test	200,100	10200	.233	53,100	263,400	263,400	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HEBERT	6291-304		11/17/1986					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
12/21/2012	MEASURED	311	JIM KING
12/21/2012	LEFT NOTICE	311	JIM KING
9/28/1993	MEASURED	370	JOHN WHELIHA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.23336	Total SF/SM:	10165.16	Parcel LUC:	101	ONE FAM	Prime NB Desc:	MOD AV
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Total:	53,109	Spl Credit:		Total:	53,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1950
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal:	0
% Sprinkled:	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	12.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		12.9%

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj:	0.95671821
Const Adj:	1.00000000
Adj \$ / SQ:	76.537
Other Features:	27512
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	224252
Depreciation:	28928
Depreciated Total:	195323

COMMENTS

ABS 18-2.

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	RM: 7	BR: 3	Bath: 2
			HB 1

REMODELING

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

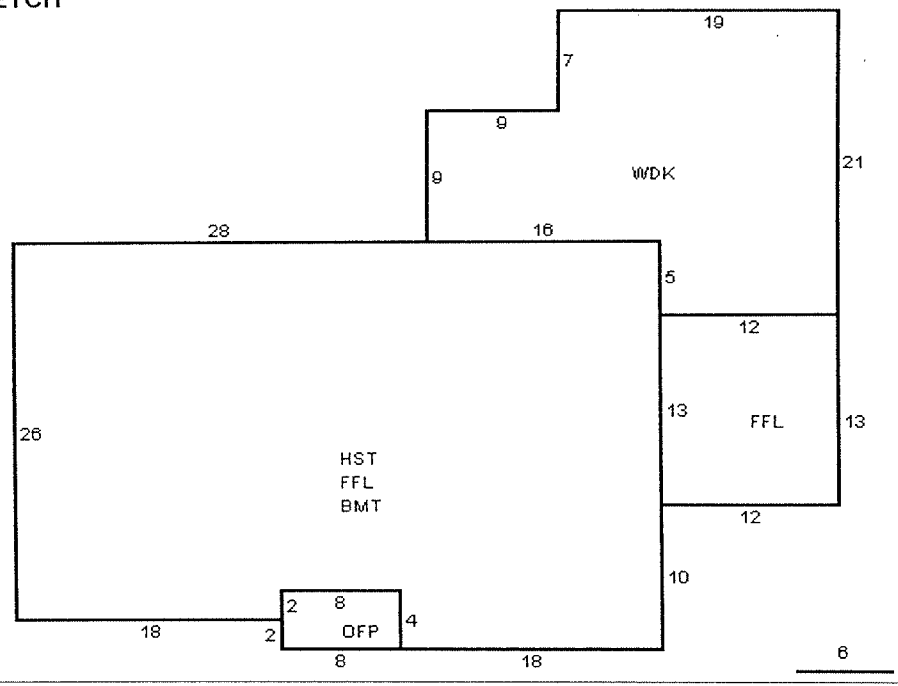
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 67.55
Special Features:	0			Val/Su Net: 53.38
Final Total:	195300			Val/Su SzAd: 96.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,320	76.540	101,029
BMT	BASEMENT	1,164	26.790	31,181
HST	HALF STORY	698	76.540	53,454
WDK	WOOD DECK	445	22.960	10,218
OFF	OPEN PORCH	32	26.790	857

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	0

Net Sketched Area:	3,659	Total:	196,739
Size Ad	2018.4000	Gross Area	4125
		FinArea	2891

IMAGE

AssessPro Patriot Properties, Inc



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
11	POOL I-V	D	Y	1	40X20	F	PR	1970	17.94	T	65	101			5,000			5,000
2	SHED/FR	D	Y	1	8X8	A	AV	1970	9.70	T	50	101			300			300
22	WOOD DK	D	Y	1	20X5	A	AV	1970	24.00	T	50	101			1,200			1,200
3	GARAGE	D	Y	1	22x24	A	FR	1950	27.79	T	50	101			7,300			7,300

M B P 167-00-074

More: N

Total Yard Items: 13,800 Total Special Features:

Total: 13,800