

City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BEACON AV, HOLYOKE

OWNERSHIP

Owner 1:	MCAULIFFE JOHN W
Owner 2:	MCAULIFFE BEATRICE A M
Owner 3:	
Street 1:	9 BEACON AVE #1FL
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 .156 ACRES of land mainly classified as TWO FAM with a(n) 2 FAMILY Building Built about 1880, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 11 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:		8118		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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	TWO FAM		6790		SQUARE FESITE			0	1.	4.520	EF		3							30,690						30,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
104	69,900	5,200	0.156	30,700	105,800		
Total Card	69,900	5,200	0.156	30,700	105,800	Entered Lot Size	
Total Parcel	69,900	5,200	0.156	30,700	105,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 48.16		/Parcel: 48.16		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	69,900	5200	.156	30,700	105,800	105,800	Year End Roll	3/5/2015
2014	104	FV	69,900	5200	.156	30,700	105,800	105,800	Year End	2/20/2014
2013	104	FV	71,400	5100	.156	35,000	111,500	111,500		9/25/2012
2012	104	FV	73,600	5200	.156	35,000	113,800	113,800		2/10/2012
2011	104	FV	71,700	5200	.156	35,000	111,900	111,900	Year End Roll	1/18/2011
2010	104	FV	71,700	5200	.156	35,000	111,900	111,900	Year End	2/23/2010
2010	104	PC	81,100	5200	.156	31,300	117,600	117,600	PRIOR TO 2010 CALC CF-3/2/2009	
2010	104	Test	71,700	5200	.156	33,800	110,700	110,700	prior to growth	5/1/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROSS	8996-465		11/18/1994		83000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/2/1996	0	MANUAL	1,500	O				REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2011	LEFT NOTICE	311	JIM KING
1/13/1997	PERMIT VISIT	370	JOHN WHELIIHA
8/31/1995	MEAS+INSPCTD	243	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.15588 Total SF/SM: 6790.13 Parcel LUC: 104 TWO FAM Prime NB Desc EARLY FR

Total: 30,691 Spl Credit: Total: 30,700

EXTERIOR INFORMATION

Type:	12 - 2 FAMILY
Sty Ht:	2A - 2A
(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:	YELLOW & GREEN
View / Desir:	

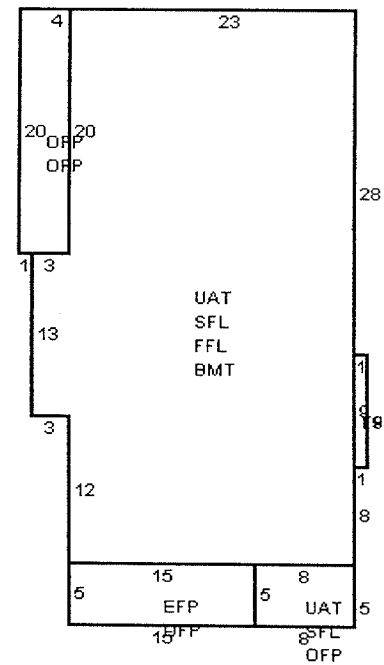
BATH FEATURES

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

COMMENTS

ABS 7-78.

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	FAIR
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:	11	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	6	3	2
Totals			
2	11	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	5 - FUSES		
Insulation:	4 - FAIR		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% 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:	0.92771959
Const Adj:	0.93149495
Adj \$ / SQ:	48.393
Other Features:	19350
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	150987
Depreciation:	81080
Depreciated Total:	69907

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 31.82
Special Features:	0			Val/Su Net: 17.67
Final Total:	69900			Val/Su SzAd: 31.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,114	48.390	53,910	
FFL	1ST FLOOR	1,083	48.390	52,410	
BMT	BASEMENT	1,074	9.680	10,395	
UAT	UNF ATTIC	334	24.200	8,087	
OFF	OPEN PORCH	275	16.940	4,658	
EFP	ENCL PORCH	75	29.040	2,178	
Net Sketched Area:		3,955	Total:	131,638	
Size Ad	2197	Gross Area	4735	FinArea	2197

SUB AREA DETAIL

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

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	20X20	F	FR	1880	26.10	T	50	104			5,200			5,200

M B P 091-00-057

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items: 5,200	Total Special Features:	Total: 5,200
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