

City of Holyoke



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		LYMAN ST, HOLYOKE

OWNERSHIP

Owner 1: HOLYOKE LOFTS LLC
 Owner 2: C/O PETER GENTA
 Owner 3:
 Street 1: 32 ARLINGTON RD
 Street 2:
 Twn/City: WELLESLEY
 St/Prov: MA Cntry: Own Occ: Y
 Postal: 02481 Type:

PREVIOUS OWNER

Owner 1: SLOTNICK - DAVID
 Owner 2: C/O KITTREDGE EQUIPMENT CO -
 Street 1: 2155 COLUMBUS AV
 Twn/City: SPRINGFIELD
 St/Prov: MA Cntry:
 Postal: 01104

NARRATIVE DESCRIPTION
 This Parcel contains .696 ACRES of land mainly classified as IND WHS with a(n) MILL Building Built about 1880, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 8 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	IG	IG	100	U	1	PUBLIC
o				t		
n				i		
Census: 8117				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 / Price Units	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
401	IND WHS		30325		SQUARE FESITE			0	0.86	1.175	14									30,632						30,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
401	124,050	7,200	0.696	30,600	161,850		
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card: 2.40							05/30/08
/Parcel: 2.40							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	401	FV	124,050	7200	.696	30,600	161,850	161,850	Year End Roll	3/5/2015
2014	401	FV	239,400	7200	.696	30,600	277,200	277,200	Year End	2/20/2014
2013	401	FV	263,800	7800	.696	30,000	301,600	301,600		9/25/2012
2012	401	FV	269,200	8000	.696	30,600	307,800	307,800		2/10/2012
2011	401	FV	269,200	8000	.696	30,600	307,800	307,800	Year End Roll	1/18/2011
2010	401	FV	269,200	8000	.696	30,600	307,800	307,800	Year End	2/23/2010
2010	401	PC	353,500	7300	.696	30,100	390,900	390,900	PRIOR TO 2010 CALC CF-3/2/2009	
2009	401	FV	353,500	7300	.696	30,100	390,900	390,900	2009 COMMITMENT	1/13/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SLOTNICK,DAVID	17136-335	QC	2/1/2008		325000	No	No			
EISENSTOCK	3345-336		6/21/1968			No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2014	FIELDREV CHG	242	ANTHONY DULU
5/30/2008	MEASURED	114	TIM PAYSON
11/3/1997	CHG@HEARING	102	
4/4/1994	MEASURED	107	

Sign: VERIFICATION OF VISIT ACT DATA

Total AC/HA:	0.69617	Total SF/SM:	30325.16	Parcel LUC:	401	IND WHS	Prime NB Desc:	IND FR
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Total:	30,632	Spl Credit:		Total:	30,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

apro

Type:	35 - MILL
Sty Ht:	4H - 4H
(Liv) Units:	1 Total: 1
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	8 Rating: AVERAGE
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS
HOLYOKE EQUIPMENT CO. ABS 1-410.

Grade:	D+ - FAIR (+)
Year Blt:	1880 Eff Yr Blt:
Alt LUC:	112 Alt %: 50
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

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

Avg Ht/FL:	12
Prim Int Wal:	5 - MINIMUM
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Fir:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
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:	10 % Sprinkled: 100

Phys Cond:	FR - Fair	59%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		59.9%

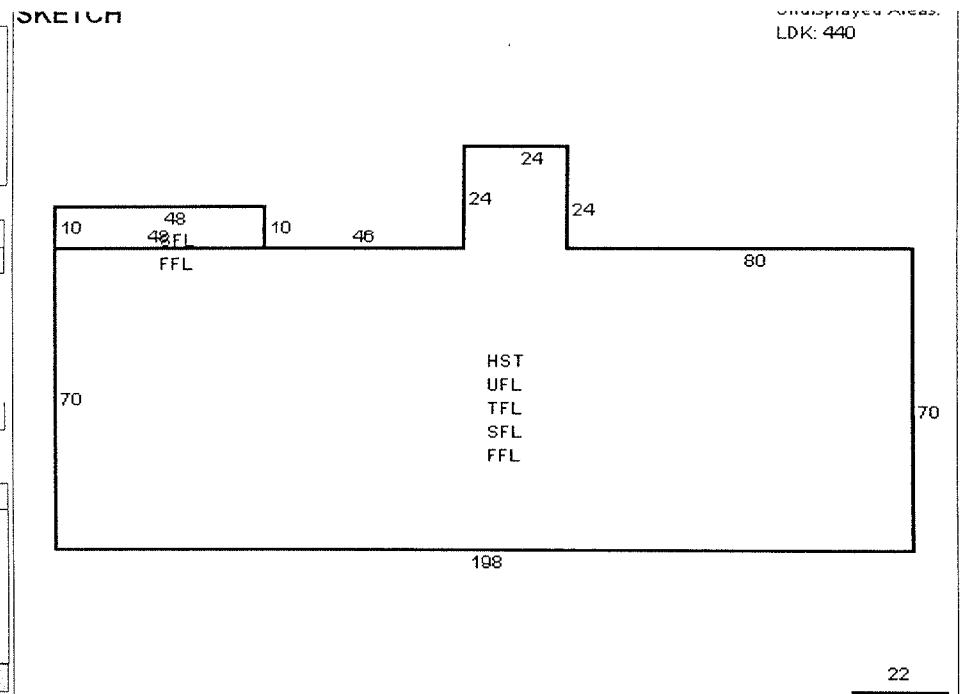
Basic \$ / SQ:	15.00
Size Adj.:	0.87226659
Const Adj.:	0.88843733
Adj \$ / SQ:	11.624
Other Features:	58846
Grade Factor:	0.79
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	575260
Depreciation:	344581
Depreciated Total:	230679

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 3.55
Special Features:	8700			Val/Su Net: 3.53
Final Total:	239400			Val/Su SzAd: 3.55

RESIDENTIAL GRID	
1st Res Grid	Desc: # Units
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMS: BRs: Baths: HB: 8

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

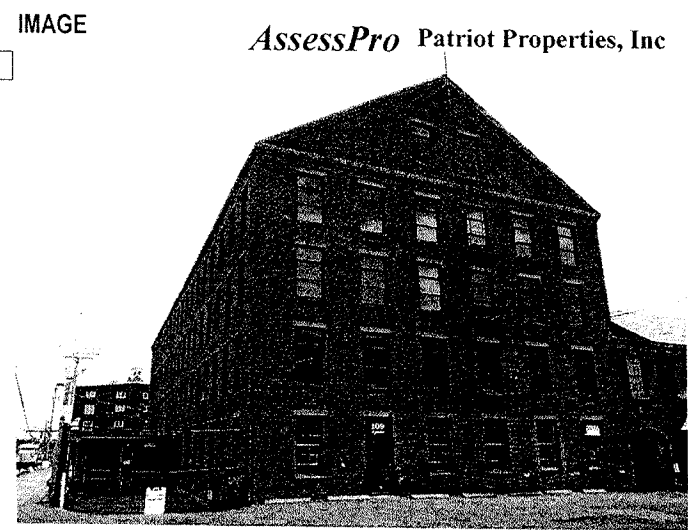
RES BREAKDOWN			
No Unit	RMS	BRS	FL
Totals			



SUB AREA				SUB AREA DETAIL						
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	1ST FLOOR	14,916	11.620	173,388	HST	100 MUF		100 A	0	0
SFL	2ND FLOOR	14,916	9.300	138,711	SFL	100 MUF		100 A	0	0
TFL	3RD FLOOR	14,436	9.300	134,247	TFL	100 MUF		100 A	0	0
UFL	UPPR FLOOR	14,436	9.300	134,247	UFL	100 MUF		100 A	0	0
HST	HALF STORY	8,662	9.300	80,548						
LDK	LOADING DK	440	18.610	8,190						
Net Sketched Area: 67,806				Total:	669,331					
Size Ad	67365.600	Gross Area	73580	FinArea	67366					

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
52	ELEV-FRT	M	S	1	6	A	AV	1880	3,600.00	B	59.9	401			8,700			8,700
85	PAVING	D	Y	1	10000	A	AV	1965	1.60	T	55	401			7,200			7,200

M B P 023-01-017	
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More: N	Total Yard Items: 7,200	Total Special Features: 8,700	Total: 15,900
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