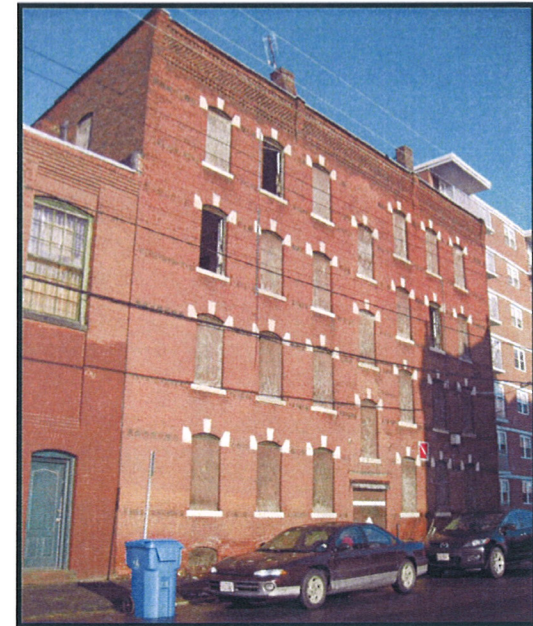


# A PUBLIC AUCTION



## 107 CLEMENTE STREET

- (8) UNIT BRICK APARTMENT BUILDING
- PARCEL NUMBER: 028-03-002
- LAND AREA: **±6,600 S/F**
- ZONED: DR (DOWNTOWN RESIDENTIAL)
- ASSESSED VALUE: **\$147,600.00**
- ±60 FT. OF FRONTAGE ON CLEMENTE STREET
- ±8,400 S/F OF FINISHED AREA
- (36) ROOMS, W/ (20) BEDROOMS & (8) BATHS
- GAS UNIT HEATERS
- FLAT ROOF
- HARDWOOD FLOORS
- PUBLIC WATER & SEWER

### TERMS OF SALE

\$5,000.<sup>00</sup> DEPOSIT CERTIFIED CHECK, BANK CHECK OR MONEY ORDER.  
MADE PAYABLE TO THE CITY OF HOLYOKE.  
5% BUYERS PREMIUM APPLIES.  
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

## Aaron Posnik

AUCTIONEERS • APPRAISERS

Corporate Office  
83 State Street  
Springfield, MA 01103

413-733-5238 Fax 731-5946

MA Auc. Lic. #161

• [www.posnik.com](http://www.posnik.com) • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: [info@posnik.com](mailto:info@posnik.com) •

Aaron Posnik & Co., Inc.

Established 1932

Branch Office  
P.O. Box 247

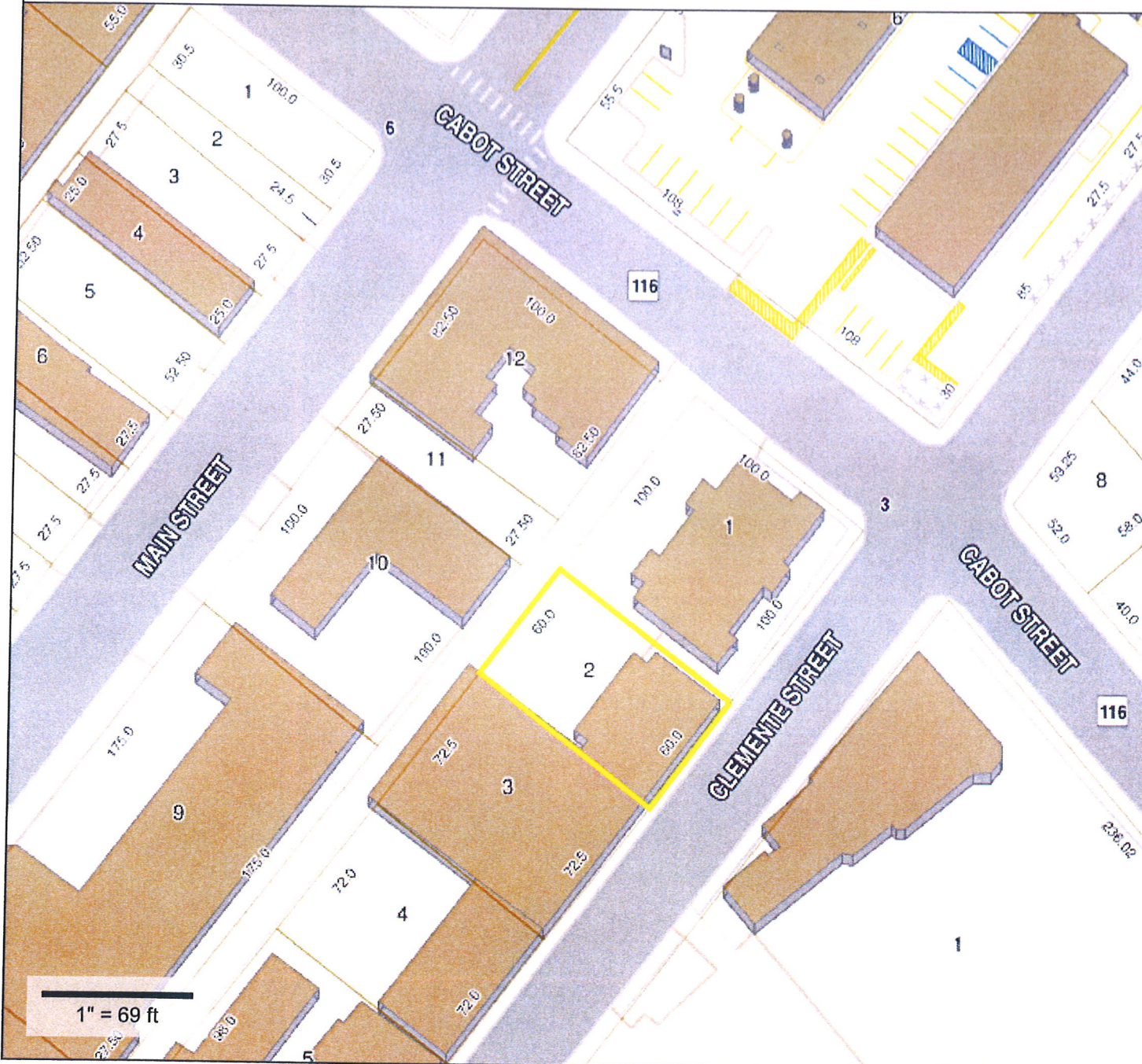
Malvern (Philadelphia), PA 19355

610-853-6655 Fax 853-6633

PA Auc. Lic. #AY000241L



# 107 CLEMENTE STREET



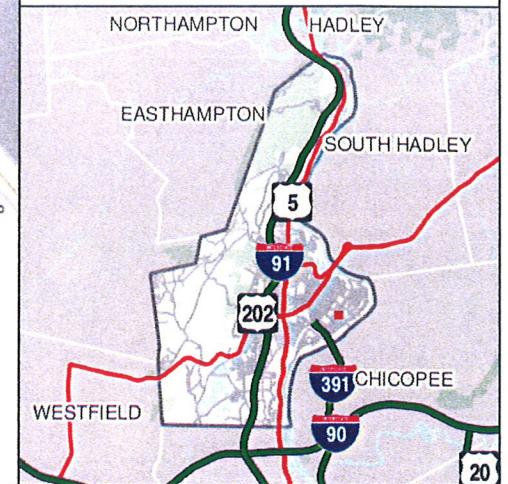
**Property Information**  
**Property ID** 028-03-002  
**Location** 107 CLEMENTE ST



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 12/31/2011





City of Holyoke



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CITY OF HOLYOKE FORECLOSED BY DECREE
Owner 2:	
Owner 3:	
Street 1:	536 DWIGHT ST
Street 2:	TREASURERS OFFICE
Twn/City:	HOLYOKE
St/Prov:	MA Cntry Own Occ: Y
Postal:	01040 Type:

**PREVIOUS OWNER**

Owner 1:	CLEMENTE ST REALTY 107 -
Owner 2:	C/O PADILLA -
Street 1:	P O BOX 1152
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01041

**NARRATIVE DESCRIPTION**

This Parcel contains .152 ACRES of land mainly classified as IMPROVED SEL with a(n) 4-8 FAM Building Built about 1900, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 8 Units, 8 Baths, 0 HalfBaths, 0 3/4 Baths, 36 Rooms, and 20 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	DR	DR	100	U	1	PUBLIC
o				t		
n				l		
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 / 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
931	IMPROVED SI		6600		SQUARE FE SITE			0	0.9	4.640	EP									27,562						27,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
931	104,700	15,300	0.152	27,600	147,600		
<b>Total Card</b>						<b>Entered Lot Size</b>	
<b>Total Parcel</b>						<b>Total Land:</b>	
<b>Source: Market Adj Cost</b>						<b>Land Unit Type:</b>	
<b>Total Value per SQ unit /Card: 17.57</b>						<b>/Parcel: 17.57</b>	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	111	FV	115,300	14900	.152	27,600	157,800	157,800		9/25/2012
2012	111	FV	118,900	15300	.152	27,600	161,800	161,800		2/10/2012
2011	111	FV	118,900	15300	.152	27,600	161,800	161,800	Year End Roll	1/18/2011
2010	111	FV	118,900	15300	.152	27,600	161,800	161,800	Year End	2/23/2010
2010	111	PC	130,800	15300	.152	20,800	166,900	166,900	PRIOR TO 2010 CALC CH.3/2/2009	
2009	111	FV	130,800	15300	.152	20,800	166,900	166,900	2009 COMMITMENT	1/13/2009
2008	111	FV	130,800	15300	.152	20,800	166,900	166,900		1/30/2008
2007	111	FV	130,800	15300	.152	20,800	166,900	166,900	year end	5/3/2007

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CLEMENTE ST REA	19903-535	TT	7/2/2013	COURT/DIV	141477	No	No			
PADILLA	8962-20		10/5/1994	CONVIENCE		No	No			
SALVATORE	N/A		9/8/1992	BANKRUPTCY	7000	No	No			
17TH FLR REALTY	N/A		7/24/1992	BANKRUPTCY	6000	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/13/1994	FIELDREV CHG	185	

Sign: VERIFICATION OF VISIT NOT DATA     /    /



**EXTERIOR INFORMATION**

Type:	81	- 4-8 FAM
Sty Ht:	4	- 4
(Liv) Units:	8	Total: 8
Foundation:	3	- BRICK
Frame:	1	- WOOD
Prime Wall:	7	- BRICK
Sec Wall:		%
Roof Struct:	4	- FLAT
Roof Cover:	4	- TAR+GRAVEL
Color:		
View / Desir:		

**BATH FEATURES**

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

**COMMENTS**

ABS 2-253 /TT#94001.

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	4								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	36	BRs:	20	Baths:	8	HB					

**OTHER FEATURES**

Kits:	8	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

**CONDO INFORMATION**

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

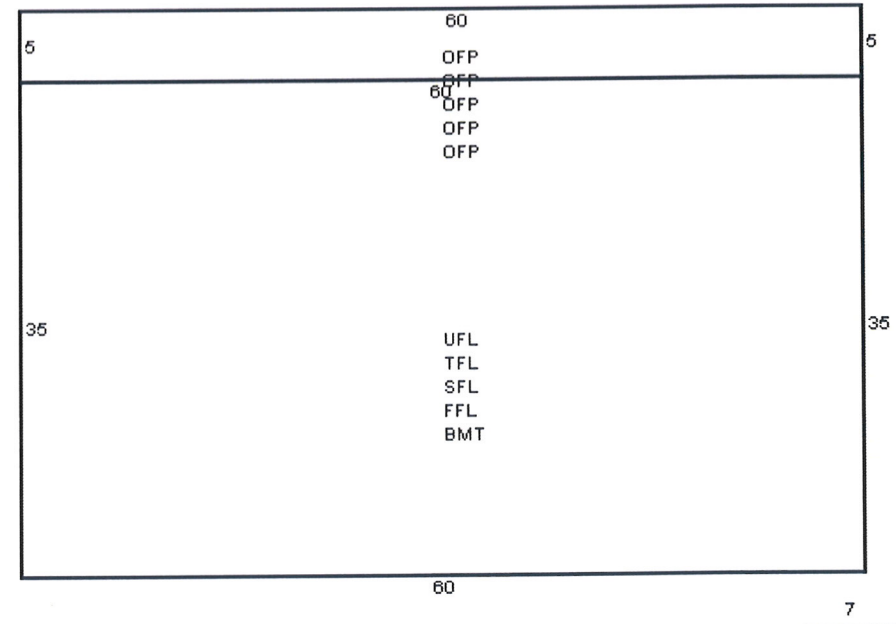
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
4	4	2	1
4	5	3	1
Totals			
8	36	20	

**SKETCH**



**GENERAL INFORMATION**

Grade:	D	- FAIR
Year Blt:	1900	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg HI/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wal:	%		
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:	2 - GAS		
Heat Type:	7 - UNIT HTRS		
# Heat Sys:	8		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	30	% Sprinkled	

**DEPRECIATION**

Phys Cond:	PR - Poor	64. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		64.6 %

**CALC SUMMARY**

Basic \$ / SQ:	46.00
Size Adj.:	0.68571430
Const Adj.:	0.90631872
Adj \$ / SQ:	28.588
Other Features:	116000
Grade Factor:	0.77
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	295795
Depreciation:	191083
Depreciated Total:	104711

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:		12.46
Special Features:	0	Val/Su Net:		8.73
Final Total:	104700	Val/Su SzAd		12.46

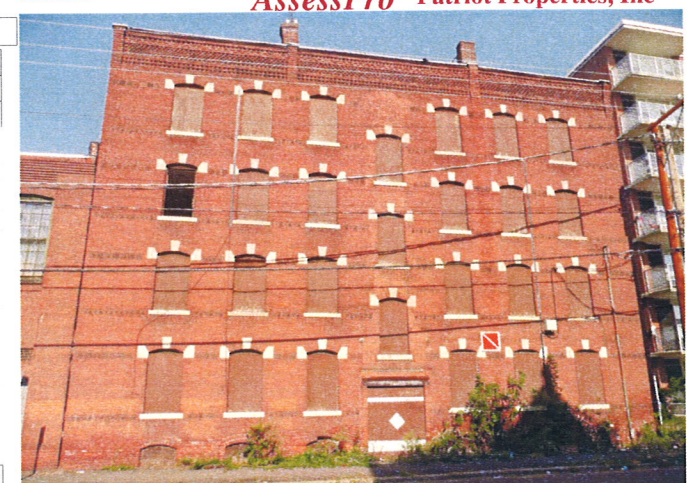
**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,100	5.720	12,007
FFL	1ST FLOOR	2,100	28.590	60,035
SFL	2ND FLOOR	2,100	28.590	60,035
TFL	3RD FLOOR	2,100	28.590	60,035
UFL	UPPR FLOOR	2,100	28.590	60,035
OFF	OPEN PORCH	1,500	10.010	15,009

**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Net Sketched Area:		12,000		Total:	267,156					
Size Ad	8400	Gross Area	12000	FinArea	8400					

**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
3	GARAGE	D	Y	1	45X20	A	AV	1900	26.22	T	35	931				15,300			15,300

M B P 028-03-002

More: N

Total Yard Items: 15,300 Total Special Features:

Total: 15,300