

# A PUBLIC AUCTION



## 115-119 CABOT STREET

- (9) UNIT BRICK APARTMENT BUILDING
- PARCEL NUMBER: 011-03-006
- LAND AREA: **±7,840 S/F**
- ZONED: DR (DOWNTOWN RESIDENTIAL)
- ASSESSED VALUE: **\$201,100.00**
- ±90 FT. OF FRONTAGE ON CABOT STREET
- ±11,220 S/F OF FINISHED AREA
- (45) ROOMS, W/ (27) BEDROOMS & (9) BATHS
- GAS UNIT HEATERS
- FLAT ROOF ➤ WOOD FLOORS
- PUBLIC WATER & SEWER
- 10-BAY BRICK GARAGE

### 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

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83 State Street  
Springfield, MA 01103

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MA Auc. Lic. #161

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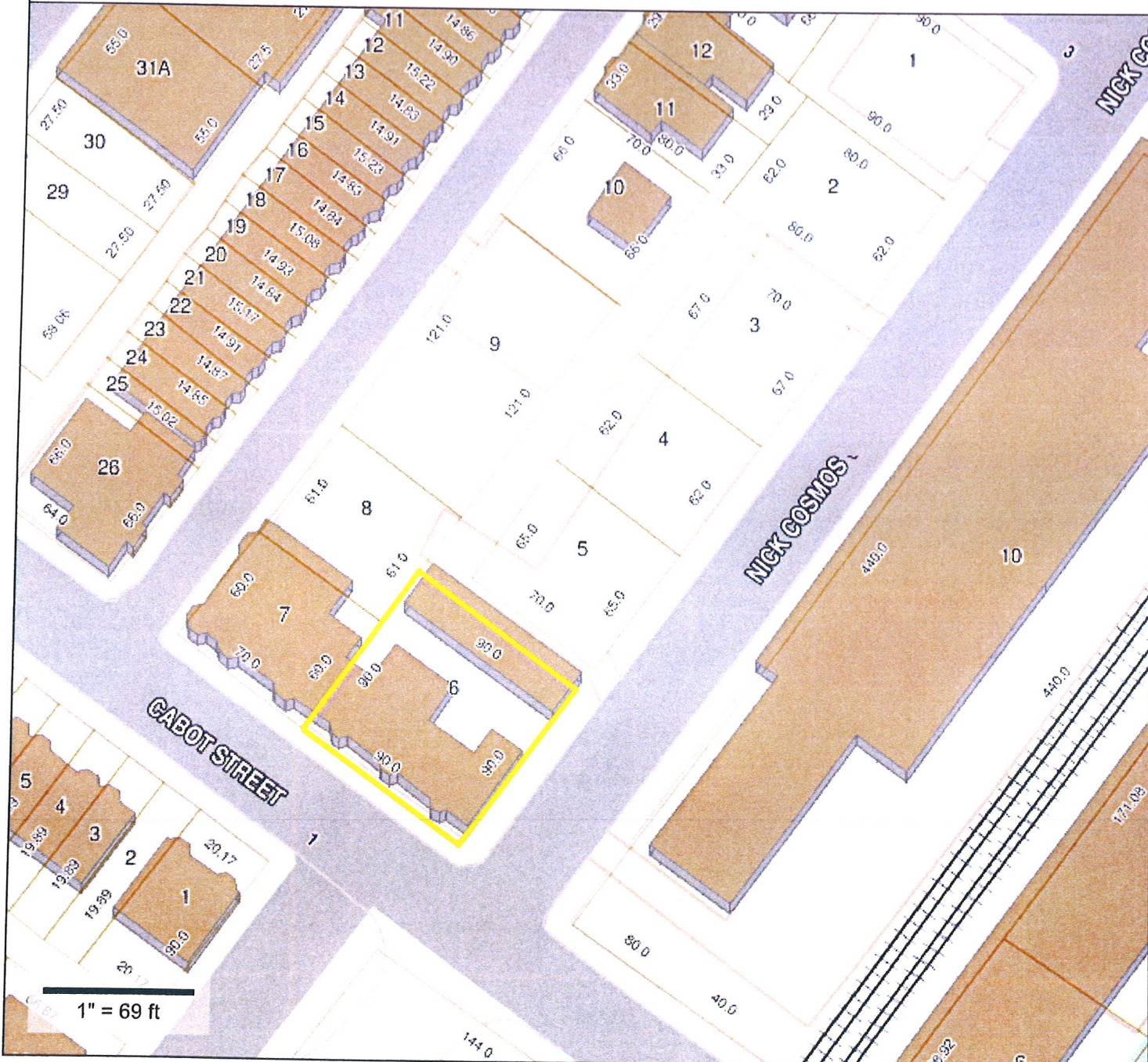
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# 115-119 CABOT STREET

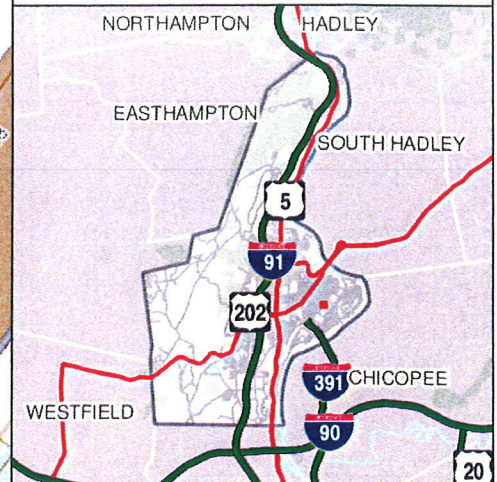
**Property Information**  
**Property ID** 011-03-006  
**Location** 115-119 CABOT ST



**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
115	119	CABOT ST, HOLYOKE

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
931	114,800	27,800	0.180	58,500	201,100

**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
Postal:	01040 Own Occ: N Type:

Total Card	114,800	27,800	0.180	58,500	201,100
Total Parcel	114,800	27,800	0.180	58,500	201,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	17.92	/Parcel:	17.92

Legal Description	User Acct
	GIS Ref
	GIS Ref
	Insp Date

**PREVIOUS OWNER**

Owner 1:	SHNAYDER - ILYA M
Owner 2:	224-224A WASHINGTON STREET - NOMINEE RE
Street 1:	C/O ATLAS PROPERTY MGMT
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	112	FV	114,800	27800	.18	58,500	201,100	201,100		9/25/2012
2012	112	FV	114,800	27800	.18	58,500	201,100	201,100		2/10/2012
2011	112	FV	114,800	27800	.18	58,500	201,100	201,100	Year End Roll	1/18/2011
2010	112	FV	114,800	27800	.18	58,500	201,100	201,100	Year End	2/23/2010
2010	112	PC	134,800	27800	.18	58,500	221,100	221,100	PRIOR TO 2010 CALC CH.3/2/2009	
2009	112	FV	134,800	27800	.18	58,500	221,100	221,100	2009 COMMITMENT	1/13/2009
2008	112	FV	134,800	27800	.18	58,500	221,100	221,100		1/30/2008
2007	112	FV	134,800	27800	.18	58,500	221,100	221,100	year end	5/3/2007

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SHNAYDER, ILYA M	19864-550	TT	6/11/2013	COURT/DIV	14156	No	Yes			
BOND + CABOT ST	13196-492	WD	5/16/2003	PART INTERES	50625	No	Yes			
NEWBAR REALTY T	8444-536		6/8/1993	FAMILY		No	Yes			

**NARRATIVE DESCRIPTION**

This Parcel contains .18 ACRES of land mainly classified as IMPROVED SEL with a(n) APRTMNT-HR Building Built about 1910, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 9 Units, 9 Baths, 0 HalfBaths, 0 3/4 Baths, 45 Rooms, and 27 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: 8117				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	5	HEAVY

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

**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		7840		SQUARE FE SITE			0			AU									58,500						58,500	
931	IMPROVED SI		9		NO UNITS NOLAND			0	6,500.	1.000	AU																

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.17998	Total SF/SM: 7839.93	Parcel LUC: 931	IMPROVED SEL	Prime NB Desc	APT UNIT	Total: 58,500	Spl Credit	Total: 58,500
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