

# A PUBLIC AUCTION



## 123 PINE STREET

- (8) UNIT BRICK APARTMENT BUILDING
- PARCEL NUMBER: 062-03-002
- LAND AREA: **±5,500 S/F**
- ZONED: DR (DOWNTOWN RESIDENTIAL)
- ASSESSED VALUE: **\$132,400.00**
- (32) ROOMS, W/ (16) BEDROOMS & (8) BATHS
- OIL STEAM HEAT
- HARDWOOD FLOORS
- FLAT ROOF
- 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

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# 123 PINE STREET

### Property Information

Property ID 062-03-002  
 Location 123 PINE ST

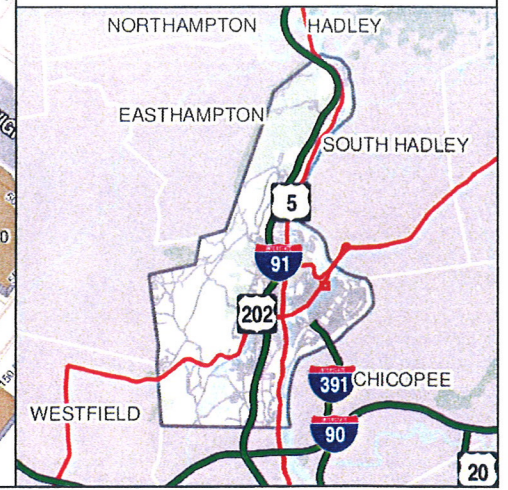


**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

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

1" = 111 ft



City of Holyoke



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
123		PINE ST, HOLYOKE

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
931	102,200		0.126	30,200	132,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 12.26						/Parcel: 12.26	

**OWNERSHIP**

Owner 1:	HOLYOKE CITY OF
Owner 2:	TAKING
Owner 3:	
Street 1:	536 DWIGHT ST
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Own Occ:	N
Postal:	01040 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	931	FV	99,100	0	.126	34,500	133,600	133,600		9/25/2012
2012	931	FV	102,200	0	.126	34,500	136,700	136,700		2/10/2012
2011	931	FV	102,200	0	.126	34,500	136,700	136,700	Year End Roll	1/18/2011
2010	931	FV	102,200	0	.126	34,500	136,700	136,700	Year End	2/23/2010
2010	903	PC	120,000	0	.126	30,800	150,800	150,800	PRIOR TO 2010 CALC CH.3/2/2009	
2009	903	FV	120,000	0	.126	30,800	150,800	150,800	2009 COMMITMENT	1/13/2009
2008	903	FV	120,000	0	.126	30,800	150,800	150,800		1/30/2008
2007	121	FV	120,000	0	.126	30,800	150,800	150,800	year end	5/3/2007

**PREVIOUS OWNER**

Owner 1:	S+B MILLER REALTY INC -
Owner 2:	C/O THOMAS STEFANIK PRES -
Street 1:	PO BOX 185
Twn/City:	HUNTINGTON
St/Prov:	MA Cntry
Postal:	01050-0185

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
S+B MILLER REAL	16476-581	FJ	1/30/2007	INVOLVED GOV		1	No	No		TAX TAKING
STEFANIK THOMAS	5543-0401		12/14/1983				No	No		

**NARRATIVE DESCRIPTION**

This Parcel contains .126 ACRES of land mainly classified as IMPROVED SEL with a(n) APRTMNT-GN Building Built about 1920, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 8 Units, 8 Baths, 0 HalfBaths, 0 3/4 Baths, 32 Rooms, and 16 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrp/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
Z	DR	DR	100	U	1	PUBLIC
o				t		
n				l		
Census: 8118				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street		
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	Inf 1	%	Inf 2	%	Inf 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
931	IMPROVED SI		5500		SQUARE FE SITE			0	1.	5.498	EF									30,239						30,200	WAS 121

Total AC/HA:	0.12626	Total SF/SM:	5499.89	Parcel LUC:	931	IMPROVED SEL	Prime NB Desc	EARLY FR
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Total:	30,239	Spl Credit		Total:	30,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

odabashm

2014

**PRINT**

Date	Time
01/17/14	11:19:48

**LAST REV**

Date	Time
06/17/13	10:16:28

apro 8134

**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:	62
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

Sign: VERIFICATION OF VISIT NCT DATA    /   /

**EXTERIOR INFORMATION**

Type:	83	-	APRTMNT-GN
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:	1	-	ASPHALT
Color:			
View / Desir:			

**GENERAL INFORMATION**

Grade:	D-	-	POOR
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	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:	

**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	

**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:	

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	PR	-	Poor	64.	%
Functional:					%
Economic:					%
Special:					%
Override:					%
Total:				64.3	%

**CALC SUMMARY**

Basic \$ / SQ:	34.00
Size Adj.:	0.83101851
Const Adj.:	0.94100386
Adj \$ / SQ:	26.588
Other Features:	88000
Grade Factor:	0.71
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	286311
Depreciation:	184098
Depreciated Total:	102213

**COMMENTS**

VACANT THE ALPINE INN/ ABS  
5-183/TT#940059 .

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	8								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RMs:	32	BRS:	16	Baths:	8	HB:						

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
8	4	2	1
Totals			
8	32	16	

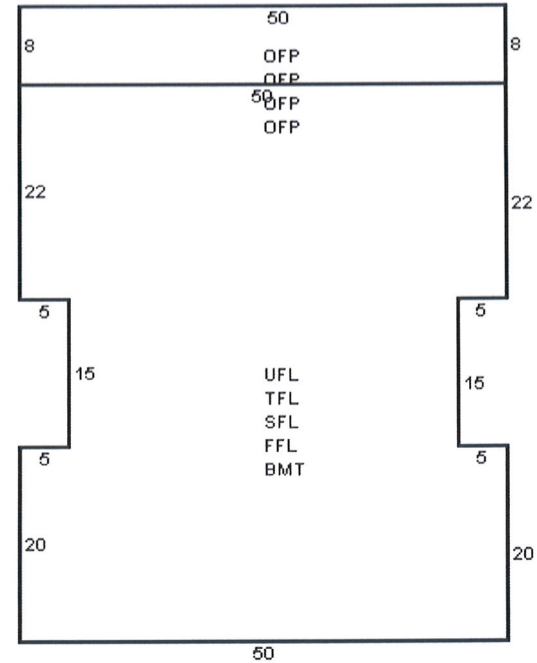
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Val/Su Fin:	9.46		
Special Features:	0	Val/Su Net:	6.77		
Final Total:	102200	Val/Su SzAd	9.46		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,700	5.320	14,357	
FFL	1ST FLOOR	2,700	26.590	71,787	
SFL	2ND FLOOR	2,700	26.590	71,787	
TFL	3RD FLOOR	2,700	26.590	71,787	
UFL	UPPR FLOOR	2,700	26.590	71,787	
OFF	OPEN PORCH	1,600	9.310	14,889	
Net Sketched Area:		15,100	Total:	316,394	
Size Ad	10800	Gross Area	15100	FinArea	10800

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**M B P** 062-03-002

**IMAGE**

*AssessPro* Patriot Properties, Inc

