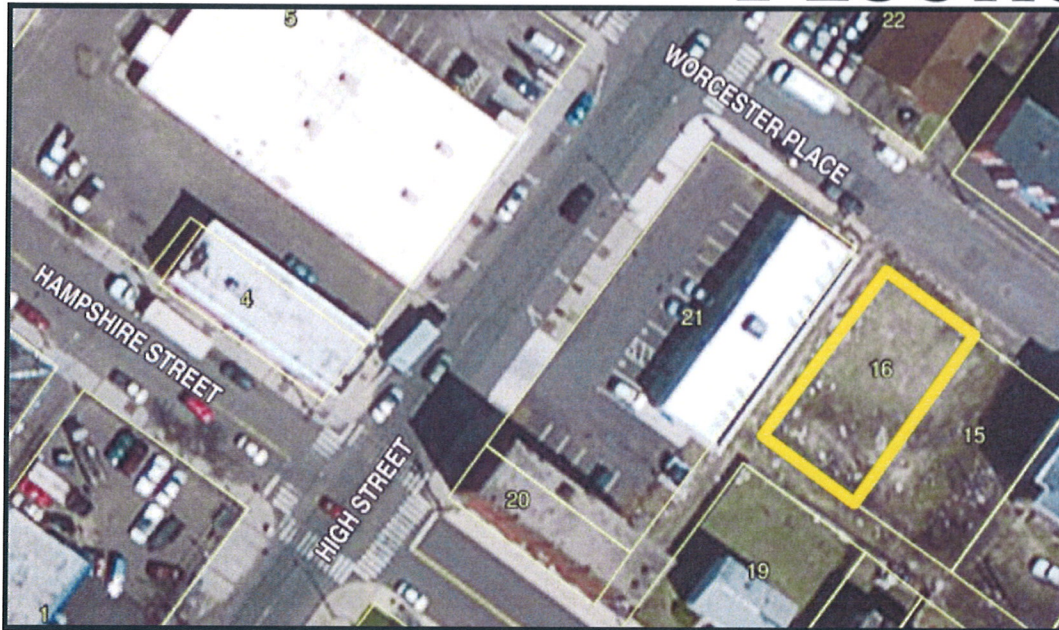


# A PUBLIC AUCTION



## 20 WORCESTER PLACE

- VACANT INDUSTRIAL LAND
- PARCEL NUMBER: 010-01-016
- LAND AREA: **±4,500 S/F**
- ZONED: IG (GENERAL INDUSTRIAL)
- ASSESSED VALUE: **\$26,900.00**
- ±50 FT. OF FRONTAGE ON WORCESTER PLACE
- PUBLIC WATER & SEWER AVAILABLE

### 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) •

Branch Office  
P.O. Box 247

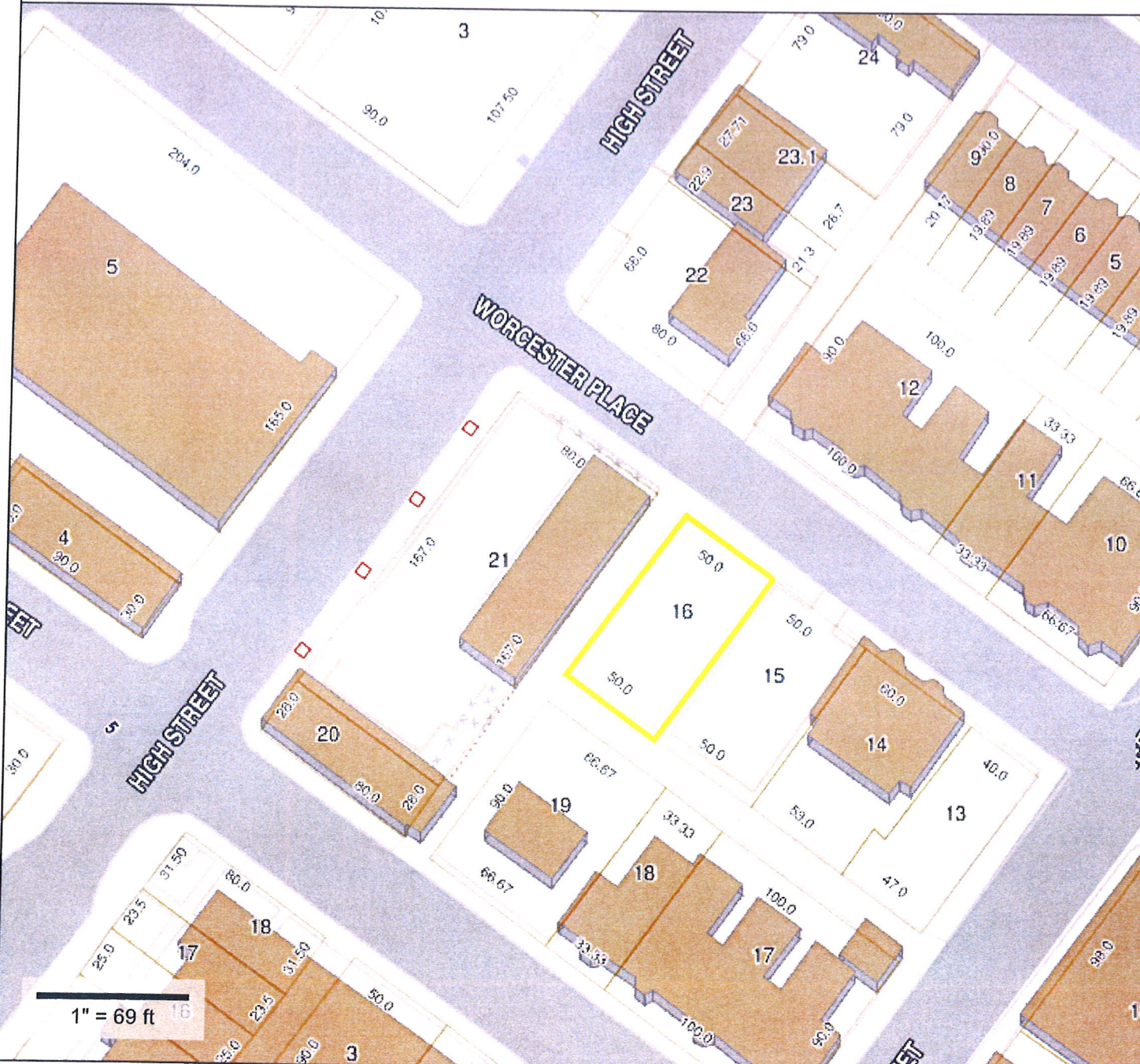
Malvern (Philadelphia), PA 19355

610-853-6655 Fax 853-6633

PA Auc. Lic. #AY000241L

# 20 WORCESTER PLACE

**Property Information**  
**Property ID** 010-01-016  
**Location** 20 WORCESTER PL

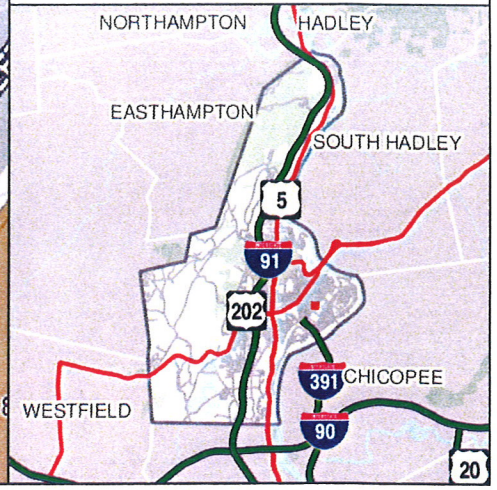


**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

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" = 69 ft



City of Holyoke



**Patriot**  
 Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
20		WORCESTER PL, 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:	N
Postal:	01040 Type:

**PREVIOUS OWNER**

Owner 1:	SPEAR - MAURICE V JR
Owner 2:	-
Street 1:	PO BOX 1
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01041

**NARRATIVE DESCRIPTION**

This Parcel contains .103 ACRES of land mainly classified as VACANT

**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: 8116				Exmpt		
Flood Haz: NONE						
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 / Price/Units	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
930	VACANT		4500		SQUARE FE SITE			0	0.9	6.642	EP									26,900						26,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
930			0.103	26,900	26,900
Total Card			0.103	26,900	26,900
Total Parcel			0.103	26,900	26,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	130	FV		0	.103	26,900	26,900	26,900		9/25/2012
2012	130	FV		0	.103	26,900	26,900	26,900		2/10/2012
2011	130	FV		0	.103	26,900	26,900	26,900	Year End Roll	1/18/2011
2010	112	FV	53,600	0	.103	78,000	131,600	131,600	Year End	2/23/2010
2010	112	PC	62,900	0	.103	78,000	140,900	140,900	PRIOR TO 2010 CALC CH.3/2/2009	
2009	112	FV	62,900	0	.103	78,000	140,900	140,900	2009 COMMITMENT	1/13/2009
2008	112	FV	62,900	0	.103	78,000	140,900	140,900		1/30/2008
2007	112	FV	62,900	0	.103	78,000	140,900	140,900	year end	5/3/2007

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPEAR, MAURICE V	19717-439	TT	3/7/2013	COURT/DIV	128892	No	No			
SBREGA	7365-580		1/12/1990			No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/16/2009	DP-2009-19	DEMO						

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/15/2010	MEAS+INSPCTD	242	ANTHONY DULU
7/8/2010	PERMIT VISIT	246	D BRUNELLE
4/10/2001	INSPECTED	242	ANTHONY DULU
11/3/1997	NO CHG@HEARI	112	MIKE TUMULTY
3/13/1997	FIELDREV CHG	370	JOHN WHELIHA
11/21/1994	CHG@HEARING	105	
3/29/1994	MAILER RETUR	107	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**PRINT**  
 Date Time  
 01/17/14 11:06:24

**LAST REV**  
 Date Time  
 08/28/13 14:21:00

apro  
 14

**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: 10  
 Fact Dist:  
 Reval Dist:  
 Year:  
 Land Reason:  
 Bld Reason:

