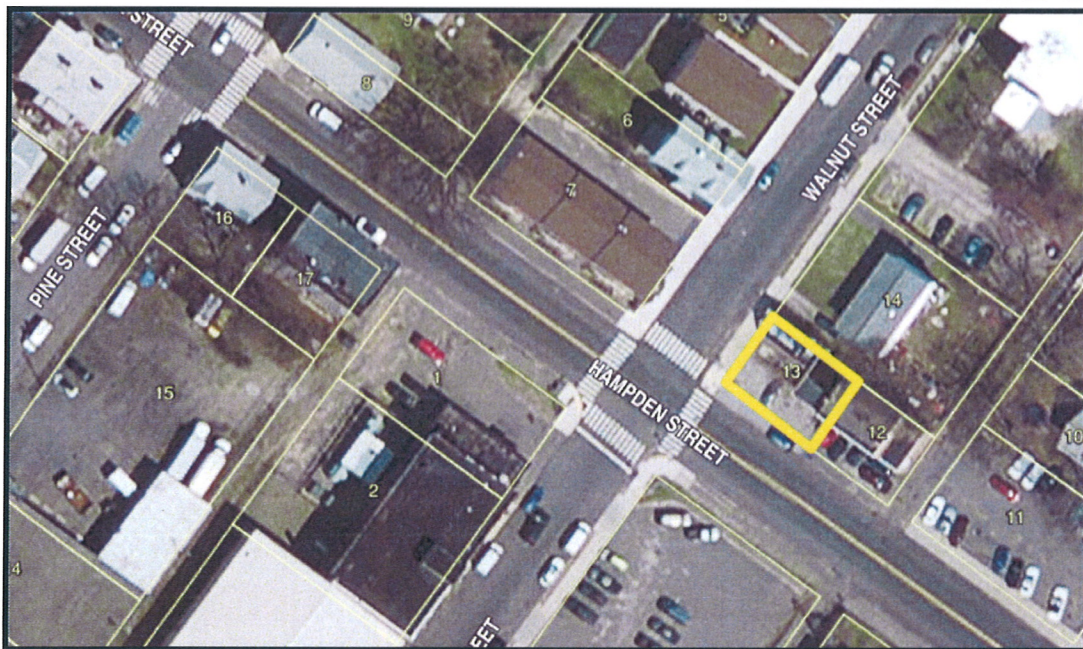


A PUBLIC AUCTION



263 HAMPDEN STREET

- SINGLE STORY COMMERCIAL BUILDING
- PARCEL NUMBER: 006-04-013
- LAND AREA: **±2,550 S/F**
- ZONED: BH (HIGHWAY BUSINESS)
- ASSESSED VALUE: **\$57,100.00**
- ±60 FT. OF FRONTAGE ON HAMPDEN STREET
- ±1,080 S/F OF FINISHED AREA
- GAS FORCED HOT AIR HEAT
- VINYL SIDED ➤ TILE FLOORS
- FLAT ROOF ➤ (2) HALF BATHS
- AIR CONDITIONING
- PUBLIC WATER & SEWER

TERMS OF SALE

\$5,000.⁰⁰ 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 • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •

Aaron Posnik & Co., Inc.
Established 1932

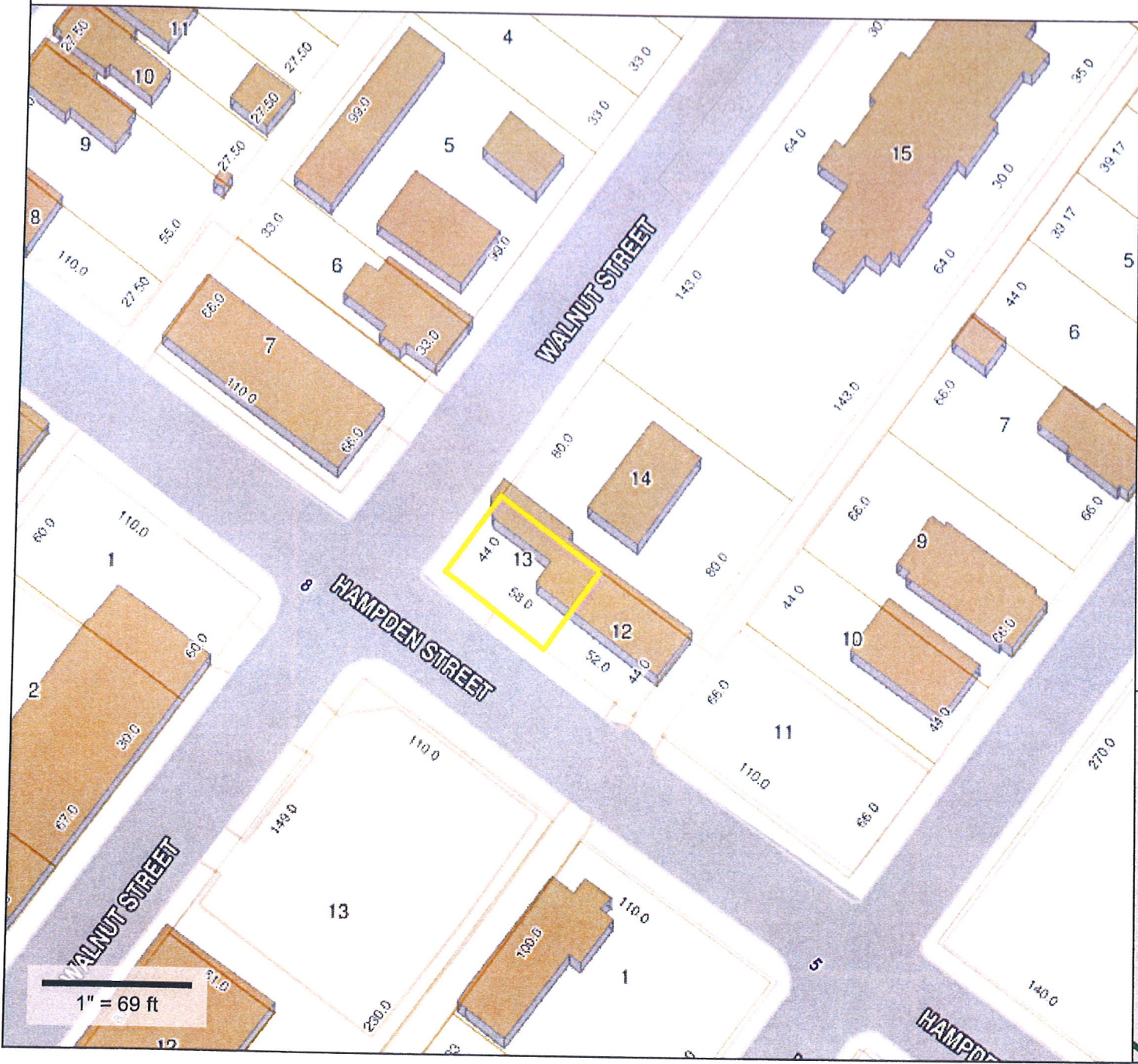
Branch Office
P.O. Box 247

Malvern (Philadelphia), PA 19355

610-853-6655 Fax 853-6633

PA Auc. Lic. #AY000241L

263 HAMPDEN STREET



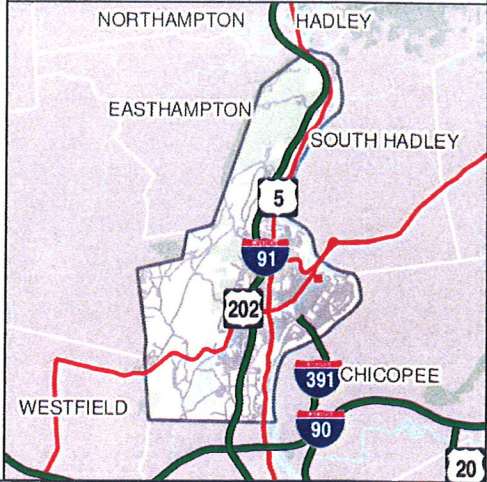
Property Information
Property ID 006-04-013
Location 263 HAMPDEN ST



**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



006 04 013
 MAP BLOCK PARCEL

1 of 1 COMMERCIAL
 CARD

TOTAL ASSESSED: 57,100
 !7787!

City of Holyoke



Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
263		HAMPDEN ST, HOLYOKE

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
326	37,900	2,400	0.059	16,800	57,100

Legal Description

User Acct

0

GIS Ref

GIS Ref

Insp Date

OWNERSHIP

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

Total Card	37,900	2,400	0.059	16,800	57,100
Total Parcel	37,900	2,400	0.059	16,800	57,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	52.92	/Parcel:	52.92

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

M B P 006-04-013

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	326	FV	37,500	2700	.059	16,500	56,700	56,700		9/25/2012
2012	326	FV	38,200	2700	.059	16,800	57,700	57,700		2/10/2012
2011	326	FV	38,200	2700	.059	16,800	57,700	57,700	Year End Roll	1/18/2011
2010	326	FV	38,200	2700	.059	16,800	57,700	57,700	Year End	2/23/2010
2010	326	PC	33,200	2500	.059	11,100	46,800	46,800	PRIOR TO 2010 CALC CH.3/2/2009	
2009	326	FV	33,200	2500	.059	11,100	46,800	46,800	2009 COMMITMENT	1/13/2009
2008	326	FV	44,200	500	.059	11,100	55,800	55,800		1/30/2008
2007	326	FV	42,700	500	.059	10,800	54,000	54,000	year end	5/3/2007

PREVIOUS OWNER

Owner 1:	KAROWSKI - PHILIP P (ADM)
Owner 2:	KAROWSKI - JOSEPHINE M ESTATE
Street 1:	15 LOIS AV
Twn/City:	SOUTH HADLEY
St/Prov:	MA Cntry
Postal:	01075

NARRATIVE DESCRIPTION

This Parcel contains .059 ACRES of land mainly classified as RST/BAR with a(n) RESTAURANT Building Built about 1890, Having Primarily VINYL Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KAROWSKI, PHILIP	19703-77	TT	2/26/2013	INVOLVED GOV		0	No	No		
BRYDA, BOGDAN Z	14504-336	QC	9/22/2004	FAMILY		1	No	No		
KAROWSKI, CHARLE	11700-328	WD	6/18/2001	CONVIENCE		1	No	No		
SLOTNICK	3498-461		4/1/1970			No	No			

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
									6/6/2008	MEAS UNOCC.	114	TIM PAYSON

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	BH	BH	100	U	1	PUBLIC
o				t		
n				l		
Census: 8117				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
s				Street		
t				Traffic	5	HEAVY

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
326	RST/BAR		2552		SQUARE FE SITE			0	1.1	6.000	C4									16,843						16,800	

Sign: VERIFICATION OF VISIT NOT DATA / /

Total AC/HA: 0.05859 Total SF/SM: 2552.18 Parcel LUC: 326 RST/BAR Prime NB Desc COMM FR

Total: 16,843 Spl Credit Total: 16,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

odabashm

2014

