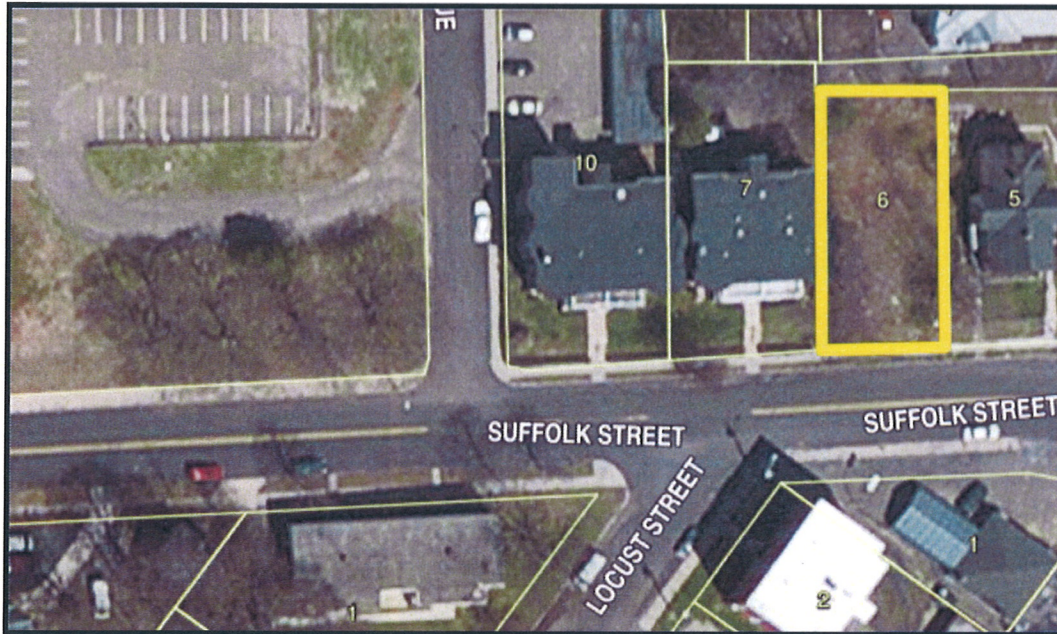


# A PUBLIC AUCTION



## 267-269 SUFFOLK STREET

- BUILDABLE RESIDENTIAL LOT
- PARCEL NUMBER: 075-07-006
- LAND AREA: **±5,610 S/F**
- ZONED: RM20 (MULTI-FAMILY RESIDENCE)
- ASSESSED VALUE: **\$30,300.00**
- **±55 FT. OF FRONTAGE ON SUFFOLK STREET**
- 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

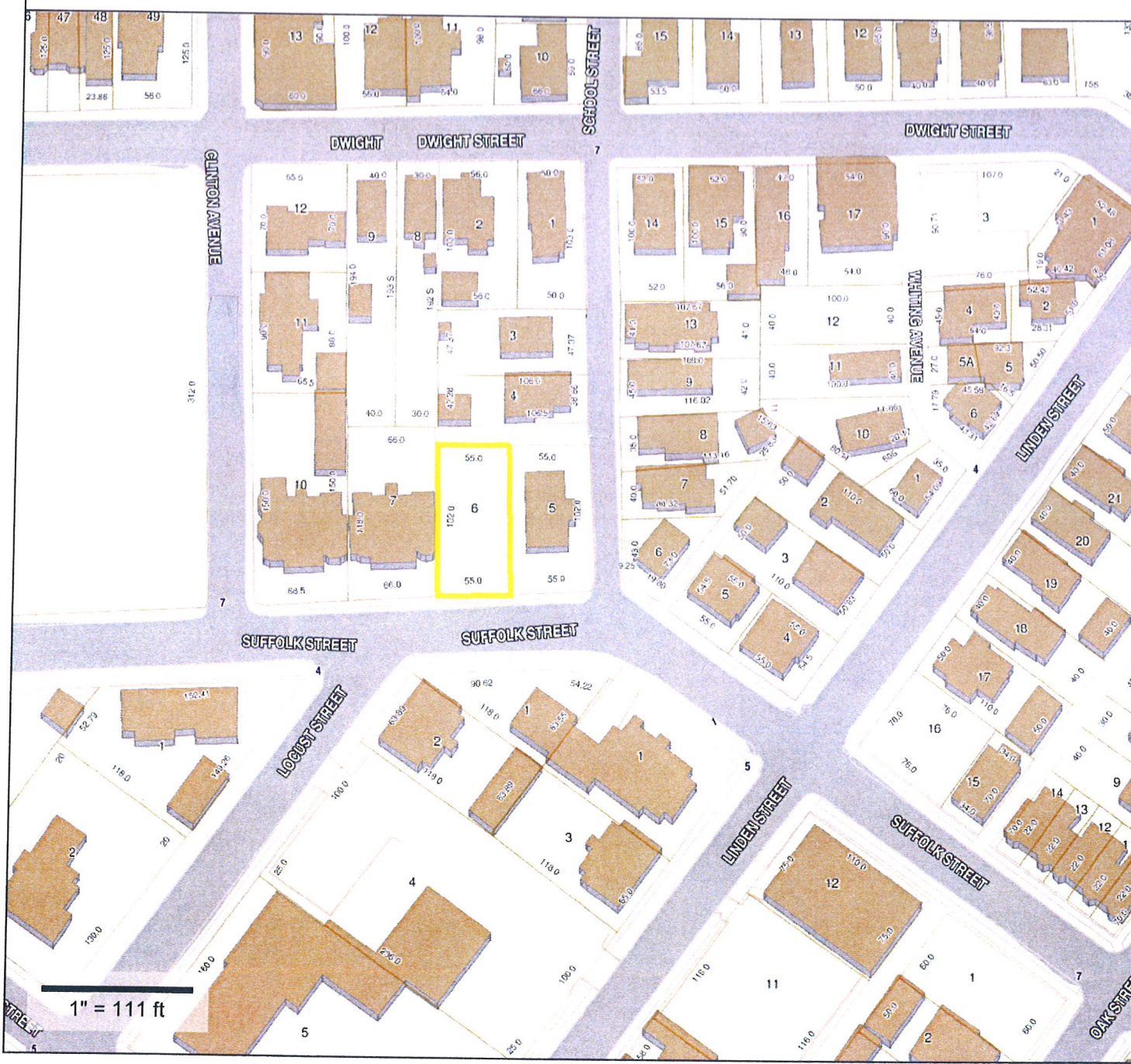
• [www.posnik.com](http://www.posnik.com) • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: [info@posnik.com](mailto:info@posnik.com) •

Branch Office  
P.O. Box 247

Malvern (Philadelphia), PA 19355  
610-853-6655 Fax 853-6633  
PA Auc. Lic. #AY000241L

Aaron Posnik & Co., Inc.  
Established 1932

# 267-269 SUFFOLK STREET



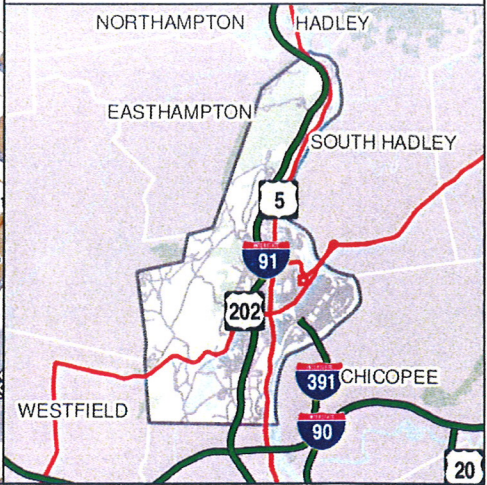
**Property Information**  
**Property ID** 075-07-006  
**Location** 267-269 SUFFOLK ST



**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



075 07 006  
 MAP BLOCK PARCEL

1 of 1  
 CARD

TOTAL ASSESSED: 30,300  
 18551!

City of Holyoke



**Patriot**  
 Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
267	269	SUFFOLK ST, HOLYOKE

**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 OWNER**

Owner 1:	GLIDDEN - RONALD S
Owner 2:	-
Street 1:	397 EAST ST
Twn/City:	EASTHAMPTON
St/Prov:	MA Cntry
Postal:	01027

**NARRATIVE DESCRIPTION**

This Parcel contains .129 ACRES of land mainly classified as VACANT

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	RM20	RM20	100	U	1	PUBLIC
o				t		
n				l		
Census: 8119				Exmpt		
Flood Haz: NONE						
D				Topo	2	ABV ST
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**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
930	VACANT		5610		SQUARE FE SITE			0	1.	5.397	EF									30,277						30,300	TAKING WAS 130

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			0.129	30,300	30,300		0
Total Card							07/01/98
Total Parcel							
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	930	FV		0	.129	34,500	34,500	34,500		9/25/2012
2012	930	FV		0	.129	34,500	34,500	34,500		2/10/2012
2011	930	FV		0	.129	34,500	34,500	34,500	Year End Roll	1/18/2011
2010	930	FV		0	.129	34,500	34,500	34,500	Year End	2/23/2010
2010	903	PC		0	.129	30,900	30,900	30,900	PRIOR TO 2010 CALC CH.3/2/2009	
2009	903	FV		0	.129	30,900	30,900	30,900	2009 COMMITMENT	1/13/2009
2008	903	FV		0	.129	30,900	30,900	30,900		1/30/2008
2007	130	FV		0	.129	30,900	30,900	30,900	year end	5/3/2007

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GLIDDEN,RONALD	16643-195	FJ	4/25/2007	INVOLVED GOV		1	No	No		
FORD CONSUMER F	8816-108		4/29/1994	FORCLOSURE	45000	No	No	No		
KENNEDY	8741-21		2/10/1994	FORCLOSURE	69800	No	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
2/4/1997	0	MANUAL		O				DEMO,WK

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/1/1998	PERMIT VISIT	244	MARK DIMAURO
3/10/1995	FIELDREV CHG	370	JOHN WHELHA

Sign: VERIFICATION OF VISIT NOT DATA   /  /  

Total AC/HA: 0.12879 Total SF/SM: 5610.09 Parcel LUC: 930 VACANT Prime NB Desc EARLY FR

Total: 30,278 Spl Credit Total: 30,300

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 11:14:47

LAST REV

Date Time  
 09/29/09 14:33:46

girouars  
 8551

**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:	75
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**EXTERIOR INFORMATION**

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

**BATH FEATURES**

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

**COMMENTS**

ABS 7-1 FY96 FIRE TT#950042 PENDING.

**SKETCH**



**RESIDENTIAL GRID**

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

**OTHER FEATURES**

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

**GENERAL INFORMATION**

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

**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
Totals			

**INTERIOR INFORMATION**

Avg Ht/FL:	
Prim Int Wall:	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	AV - Average	0.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0 %

**CALC SUMMARY**

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

**COMPARABLE SALES**

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

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area: Total:				
Size Ad		Gross Area	FinArea	

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**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

**M B P** 075-07-006

**IMAGE**

**AssessPro** Patriot Properties, Inc