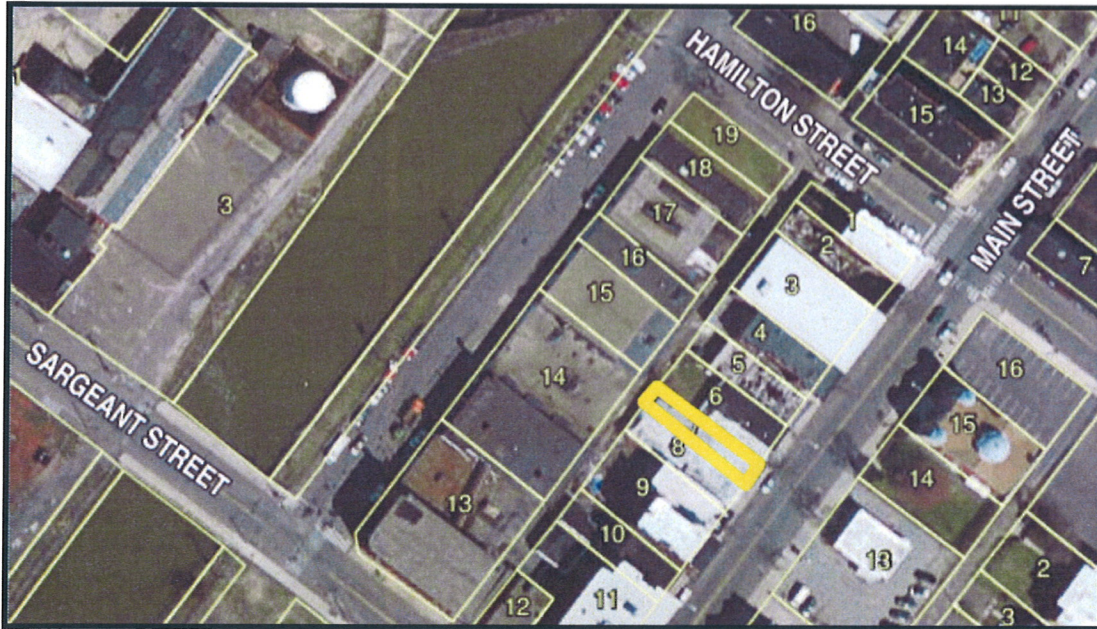


# A PUBLIC AUCTION



## 433 MAIN STREET

- COMMERCIAL RETAIL BUILDING
- PARCEL NUMBER: 028-07-007
- LAND AREA: **±1,750 S/F**
- ZONED: BH (HIGHWAY BUSINESS)
- ASSESSED VALUE: **\$31,000.00**
- BRICK EXTERIOR

- ±1,800 S/F OF FINISHED AREA
- OIL-FORCED HOT AIR 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

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) •

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



City of Holyoke



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
433		MAIN ST, 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
Postal:	01040 Own Occ: Y Type:

**PREVIOUS OWNER**

Owner 1:	HORNE - PHILIP
Owner 2:	HORNE - YVONNE
Street 1:	143 MASSACHUSETTS AV
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02118

**NARRATIVE DESCRIPTION**

This Parcel contains .04 ACRES of land mainly classified as IMPROVED SEL with a(n) STORE Building Built about 1910, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	BH	BH	100	U	1	PUBLIC
o				t		
n				l		
Census: 8115				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 / 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 S		1750		SQUARE FE SITE			0	1.1	6.000	C4									11,550						11,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
931	19,400		0.040	11,600	31,000
Total Card		19,400	0.040	11,600	31,000
Total Parcel		19,400	0.040	11,600	31,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		17.22	/Parcel: 17.22

Legal Description
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
06/19/08

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	325	FV	18,400	0	.04	11,300	29,700	29,700		9/25/2012
2012	325	FV	18,800	0	.04	11,600	30,400	30,400		2/10/2012
2011	325	FV	18,800	0	.04	11,600	30,400	30,400	Year End Roll	1/18/2011
2010	325	FV	18,800	0	.04	11,600	30,400	30,400	Year End	2/23/2010
2010	325	PC	18,900	0	.04	7,600	26,500	26,500	PRIOR TO 2010 CALC CH.3/2/2009	
2009	325	FV	18,900	0	.04	7,600	26,500	26,500	2009 COMMITMENT	1/13/2009
2008	325	FV	18,900	0	.04	7,600	26,500	26,500		1/30/2008
2007	325	FV	18,300	0	.04	7,400	25,700	25,700	year end	5/3/2007

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HORNE,PHILIP	19767-87	TT	4/9/2013	COURT/DIV	11655	No	No			
HERNANDEZ,DEYAN	14341-414	QC	7/16/2004	PORTION/ASSE	94000	No	No			
WEINSTEIN,CLARA	12391-274	QC	6/18/2002	PORTION/ASSE	20000	No	No			
WEINSTEIN	8712-8		1/13/1994	CONVIENCE		No	No			

**TAX DISTRICT**

**PAT ACCT.**

**PRINT**

Date	Time
01/17/14	11:08:47

**LAST REV**

Date	Time
08/28/13	14:29:58

apro	6658
------	------

**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:	28
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/19/2008	MEASURED	114	TIM PAYSON
11/3/1997	CHG@HEARING	102	
11/21/1994	CHG@HEARING	102	
3/18/1994	MEASURED	107	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	78 - STORE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

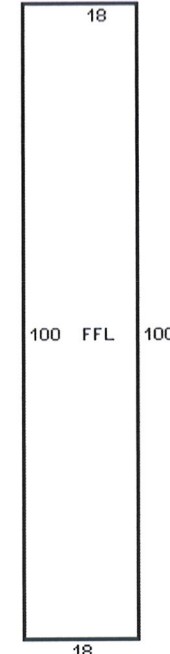
**BATH FEATURES**

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

**COMMENTS**

USED FOR STG ABS 3-160.

**SKETCH**



**GENERAL INFORMATION**

Grade:	D - FAIR
Year Blt:	1910 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**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	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	5 - MINIMUM
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	80 % Sprinkled

**DEPRECIATION**

Phys Cond:	PR - Poor	62. %
Functional:	P - XS DPR	10. %
Economic:		%
Special:		%
Override:		%
Total:		65.98 %

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**CALC SUMMARY**

Basic \$ / SQ:	44.00
Size Adj.:	1.26666665
Const Adj.:	0.73633760
Adj \$ / SQ:	41.039
Other Features:	0
Grade Factor:	0.77
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	57027
Depreciation:	37627
Depreciated Total:	19401

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Val/Su Fin: 10.78
Special Features:	0			Val/Su Net: 10.78
Final Total:	19400			Val/Su SzAd 10.78

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,800	41.040	73,869

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:	1,800	Total:	73,869
Size Ad	1800	Gross Area	1800
		FinArea	1800

**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** 028-07-007

**IMAGE**

*AssessPro* Patriot Properties, Inc

