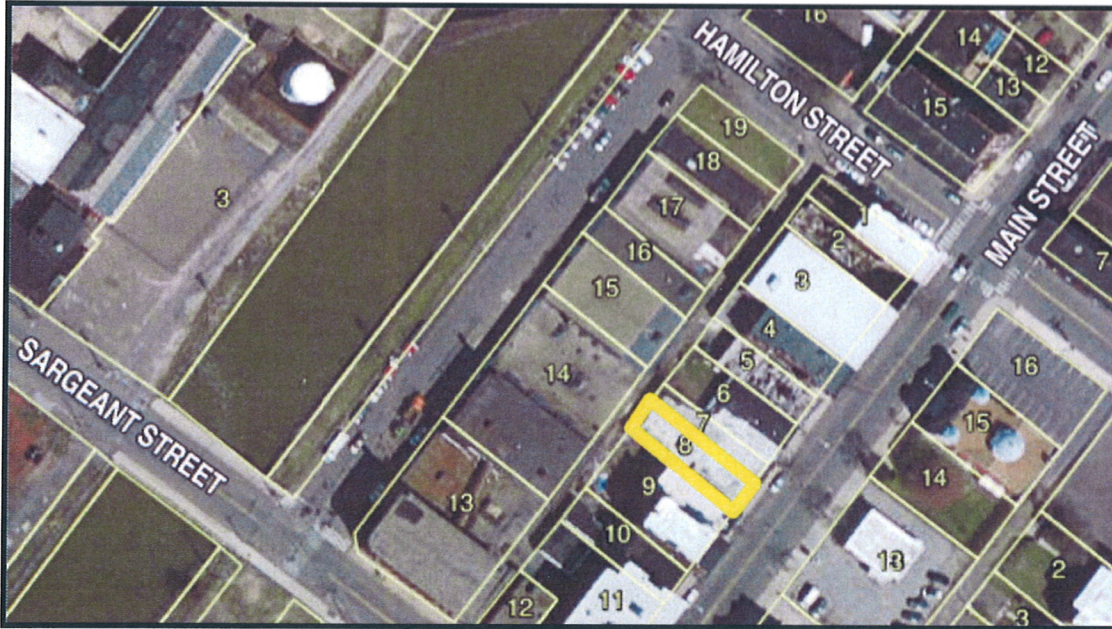


A PUBLIC AUCTION



435 MAIN STREET

- COMMERCIAL RETAIL BUILDING
- PARCEL NUMBER: 028-07-008
- LAND AREA: **±2,750 S/F**
- ZONED: BH (HIGHWAY BUSINESS)
- ASSESSED VALUE: **\$41,600.00**
- ±28 FT. OF FRONTAGE ON MAIN STREET

- ±2,700 S/F OF FINISHED AREA
- BRICK EXTERIOR
- HARDWOOD FLOORS
- FLAT ROOF
- 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 •

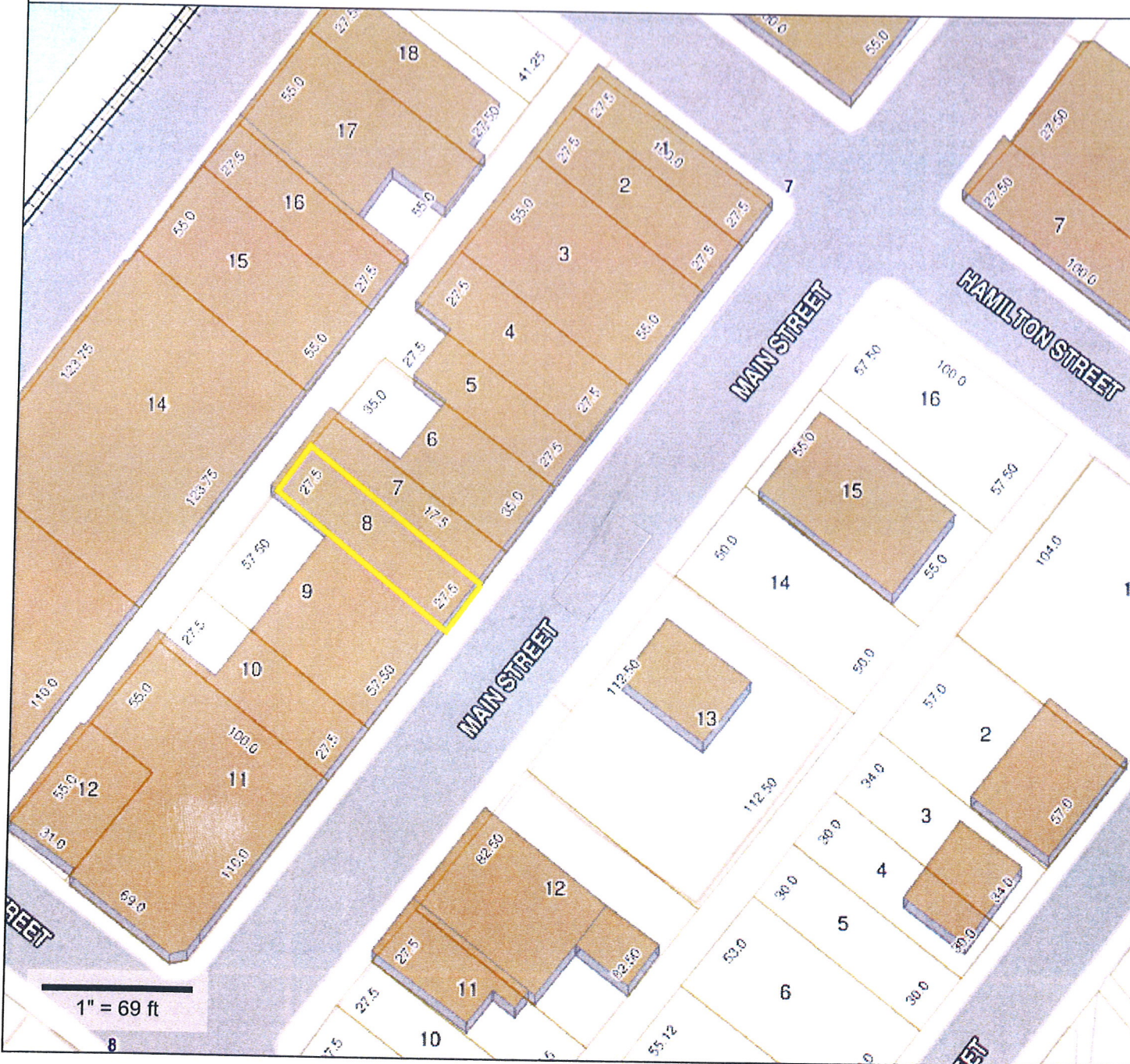
Aaron Posnik & Co., Inc.
Established 1932

Branch Office
P.O. Box 247

Malvern (Philadelphia), PA 19355
610-853-6655 Fax 853-6633

PA Auc. Lic. #AY000241L

435 MAIN STREET



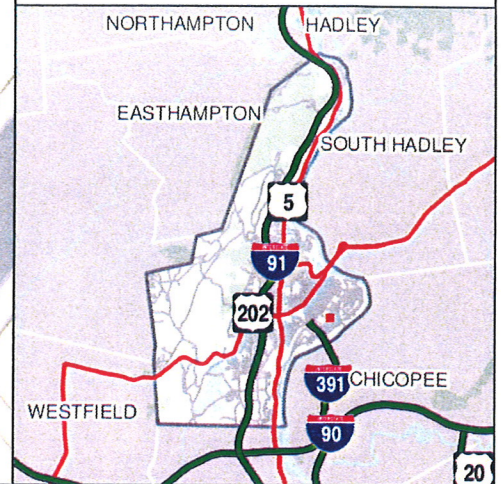
Property Information
Property ID 028-07-008
Location 435 MAIN ST



**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" = 69 ft

City of Holyoke



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
435		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 .063 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 Bdrms.

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 SI		2750		SQUARE FE SITE			0	1.1	6.000	C4									18,150						18,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
931	23,400		0.063	18,200	41,600
Total Card		23,400	0.063	18,200	41,600
Total Parcel		23,400	0.063	18,200	41,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		15.41	/Parcel: 15.41

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	22,200	0	.063	17,800	40,000	40,000		9/25/2012
2012	325	FV	22,600	0	.063	18,200	40,800	40,800		2/10/2012
2011	325	FV	22,600	0	.063	18,200	40,800	40,800	Year End Roll	1/18/2011
2010	325	FV	22,600	0	.063	18,200	40,800	40,800	Year End	2/23/2010
2010	325	PC	22,800	0	.063	12,000	34,800	34,800	PRIOR TO 2010 CALC CH.3/2/2009	
2009	325	FV	22,800	0	.063	12,000	34,800	34,800	2009 COMMITMENT	1/13/2009
2008	325	FV	22,800	0	.063	12,000	34,800	34,800		1/30/2008
2007	325	FV	22,100	0	.063	11,700	33,800	33,800	year end	5/3/2007

M B P 028-07-008

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	11215	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	11:09:17

LAST REV

Date	Time
08/28/13	14:30:54

apro 6659

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	MEAS+INSPCTD	242	ANTHONY DULU
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

