

# A PUBLIC AUCTION



## 437-443 MAIN STREET

- (27) UNIT COMMERCIAL OFFICE/RETAIL BUILDING
- PARCEL NUMBER: 028-07-009
- LAND AREA: **±2,750 S/F**
- ZONED: BH (HIGHWAY BUSINESS)
- ASSESSED VALUE: **\$98,500.00**
- ±60 FT. OF FRONTAGE ON MAIN STREET
- ±10,560 S/F OF FINISHED AREA
- GAS STEAM HEAT
- BRICK EXTERIOR
- HARDWOOD FLOORS
- (4) HALF BATHS
- 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
437	443	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	Own Occ: N
Postal:	01040	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) COMM BLOCK Building Built about 1900, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 27 Units, 0 Baths, 4 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	BH	BH	100	U	1	PUBLIC
o				t		
n				I		
Census: 8115				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
s				Street	1	PAVED
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		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	80,300		0.063	18,200	98,500
Total Card		80,300	0.063	18,200	98,500
Total Parcel		80,300	0.063	18,200	98,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 9.33		/Parcel: 9.33	

**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	340	FV	83,700	0	.063	17,800	101,500	101,500		9/25/2012
2012	340	FV	85,400	0	.063	18,200	103,600	103,600		2/10/2012
2011	340	FV	85,400	0	.063	18,200	103,600	103,600	Year End Roll	1/18/2011
2010	340	FV	85,400	0	.063	18,200	103,600	103,600	Year End	2/23/2010
2010	340	PC	101,800	0	.063	12,000	113,800	113,800	PRIOR TO 2010 CALC CH.3/2/2009	
2009	340	FV	101,800	0	.063	12,000	113,800	113,800	2009 COMMITMENT	1/13/2009
2008	340	FV	52,900	0	.063	12,000	64,900	64,900		1/30/2008
2007	340	FV	51,100	0	.063	11,700	62,800	62,800	year end	5/3/2007

**M B P** 028-07-009

**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	30101	No	No			
HERNANDEZ, DEYAN	14341-414	QC	7/16/2004	PORTION/ASSE	94000	No	No			
MORTGAGE + FINA	14069-406	QC	4/5/2004	SALE FORCLOS	7000	No	No			
SANTOS ANTHONY	9511-261		6/6/1996	FORCLOSURE	12500	No	No			
SANTOS	7098		2/16/1991		90000	No	No			
SANTOS	7098-332		2/16/1989			No	No			

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/29/2007	GP-2007-276	MANUAL						INSTALL NEW HEATIN

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/19/2008	MEASURED	114	TIM PAYSON
6/4/2008	MEAS+HNSPCTD	242	ANTHONY DULU
11/3/1997	CHG@HEARING	102	
3/18/1994	INFO AT DOOR	185	

Sign: VERIFICATION OF VISIT HOT DATA     /    /



**EXTERIOR INFORMATION**

Type:	62 - COMM BLOCK
Sty Ht:	4 - 4
(Liv) Units:	27 Total: 27
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - AVERAGE
Year Blt:	1900 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	10
Prim Int Wal:	2 - PLASTER
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:	2 - GAS
Heat Type:	5 - STEAM
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	20 % Sprinkled

**BATH FEATURES**

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	4 Rating: NONE
A HBth:	Rating:
OthrFix:	Rating:

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	PR - Poor	62. %
Functional:		%
Economic:	H - HI VAC	25. %
Special:		%
Override:		%
Total:		71.65 %

**CALC SUMMARY**

Basic \$ / SQ:	32.00
Size Adj.:	0.92102277
Const Adj.:	0.89358127
Adj \$ / SQ:	26.336
Other Features:	15200
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	283198
Depreciation:	202911
Depreciated Total:	80287

**COMMENTS**

AGAPE HALF-WAY HSE / ABS 3-162 / TT#920154.

**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	4

**REMODELING**

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

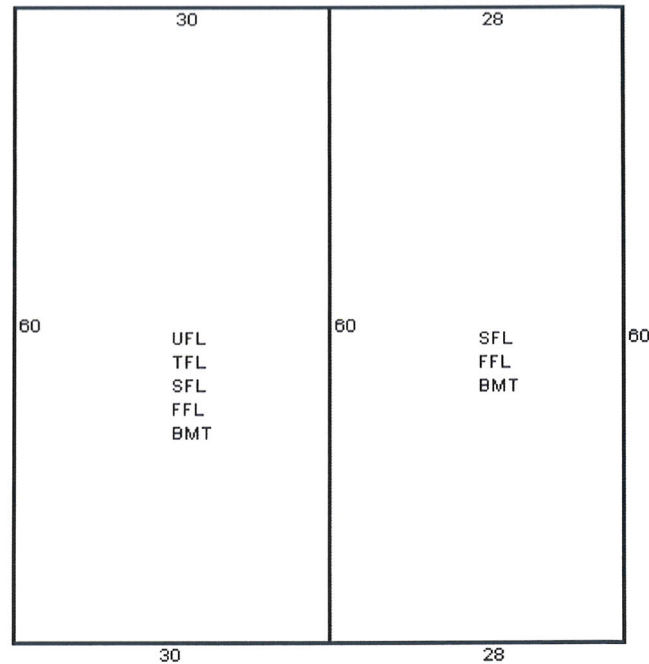
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	7.60		
Special Features:	0	Val/Su Net:	5.72	
Final Total:	80300	Val/Su SzAd	7.60	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	3,480	5.270	18,330
FFL	1ST FLOOR	3,480	26.340	91,650
SFL	2ND FLOOR	3,480	26.340	91,650
TFL	3RD FLOOR	1,800	18.440	33,184
UFL	UPPR FLOOR	1,800	18.440	33,184

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	Type	Qu	# Ten
FFL	100	OFC	100 A		2
SFL	100	OFC	50 A		1
TFL	100	WHS	100 A		0
UFL	100	WHS	100 A		0

Net Sketched Area:	14,040	Total:	267,998
Size Ad	10560	Gross Area	14040
FinArea	10560		

**IMAGE**

*AssessPro* Patriot Properties, Inc



**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	

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