

A PUBLIC AUCTION



TO BE SOLD IN ITS ENTIRETY

GRAND VIEW AVENUE

- VACANT RESIDENTIAL LOT
- PROPERTY ID: 121-00-042
- LAND AREA: **±5,500 S/F**
- ZONED: R-2 (TWO FAMILY RESIDENCE)
- ASSESSED VALUE: **\$7,000.00**
- **±55 FT. OF FRONTAGE ON GRAND VIEW AVENUE**

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.

GRAND VIEW AVENUE

- VACANT RESIDENTIAL LOT
- PROPERTY ID: 121-00-043
- LAND AREA: **±5,500 S/F**
- ZONED: R-2 (TWO FAMILY RESIDENCE)
- ASSESSED VALUE: **\$37,400.00**
- **±55 FT. OF FRONTAGE ON GRAND VIEW AVENUE**

Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.
 Established 1932

Corporate Office
 83 State Street
 Springfield, MA 01103

413-733-5238 Fax 731-5946

MA Auc. Lic. #161

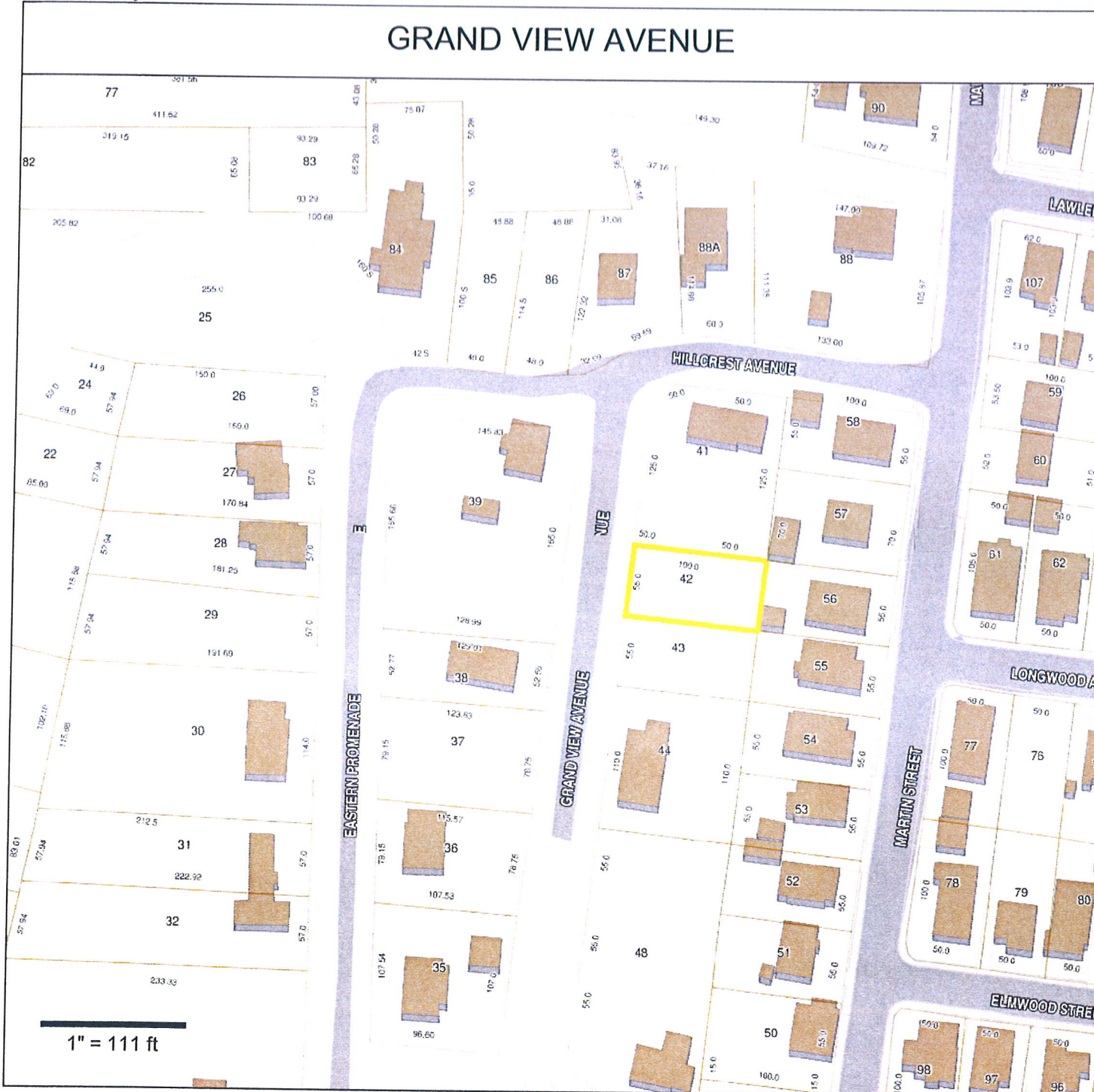
Branch Office
 P.O. Box 247

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

PA Auc. Lic. #AY000241L

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

GRAND VIEW AVENUE



Property Information

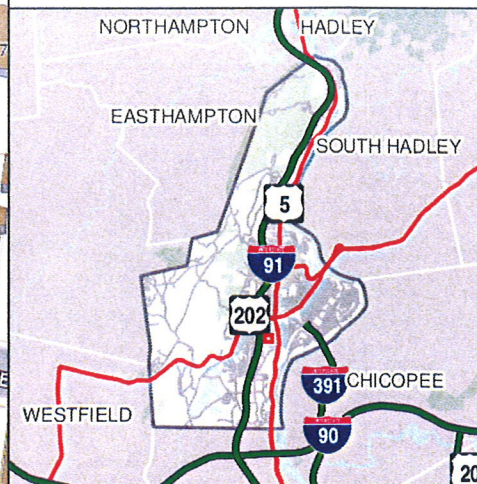
Property ID 121-00-042
 Location GRAND VIEW AV



**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



City of Holyoke



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		GRAND VIEW AV, HOLYOKE

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			0.126	7,000	7,000		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			0.126	7,000	7,000	Entered Lot Size	
Total Parcel			0.126	7,000	7,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:	

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 ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	132	FV		0	.126	7,800	7,800	7,800		9/25/2012
2012	132	FV		0	.126	7,800	7,800	7,800		2/10/2012
2011	132	FV		0	.126	7,800	7,800	7,800	Year End Roll	1/18/2011
2010	132	FV		0	.126	7,800	7,800	7,800	Year End	2/23/2010
2010	132	PC		0	.126	6,900	6,900	6,900	PRIOR TO 2010 CALC CH.3/2/2009	
2009	132	FV		0	.126	6,900	6,900	6,900	2009 COMMITMENT	1/13/2009
2008	132	FV		0	.126	6,900	6,900	6,900		1/30/2008
2007	132	FV		0	.126	6,900	6,900	6,900	year end	5/3/2007

PREVIOUS OWNER

Owner 1:	GARVIN - CHARLES E
Owner 2:	C/O NUGENT + HAEUSSLER, PC -
Street 1:	101 BRACKEN RD
Twn/City:	MONTGOMERY
St/Prov:	NY Cntry
Postal:	12549

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARVIN, CHARLES	19903-534	TT	7/2/2013	COURT/DIV	3288	No	No			
GARVIN	1031-301		5/10/1919			No	No			

NARRATIVE DESCRIPTION

This Parcel contains .126 ACRES of land mainly classified as VACANT

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R-2	R-2	100	U	1	PUBLIC
o				t		
n				l		
Census: 8121.02				Exmpt		
Flood Haz: NONE						
D				Topo	7	STEEP
s				Street	1	PAVED
t				Traffic	2	LIGHT

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		5500		SQUARE FE SITE			0	1.3	0.980	EG			UNDEV	-85					7,010						7,000	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.12626 Total SF/SM: 5499.89 Parcel LUC: 930 VACANT Prime NB Desc EARLY GD

Total: 7,010 Spl Credit Total: 7,000

PRINT

Date Time
01/17/14 11:15:46

LAST REV

Date Time
09/16/13 10:09:59

odabashm
2002

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:	121
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 13-197 N M ADD TC 5/98.

SKETCH



GENERAL INFORMATION

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

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:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

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 121-00-042

IMAGE

AssessPro Patriot Properties, Inc

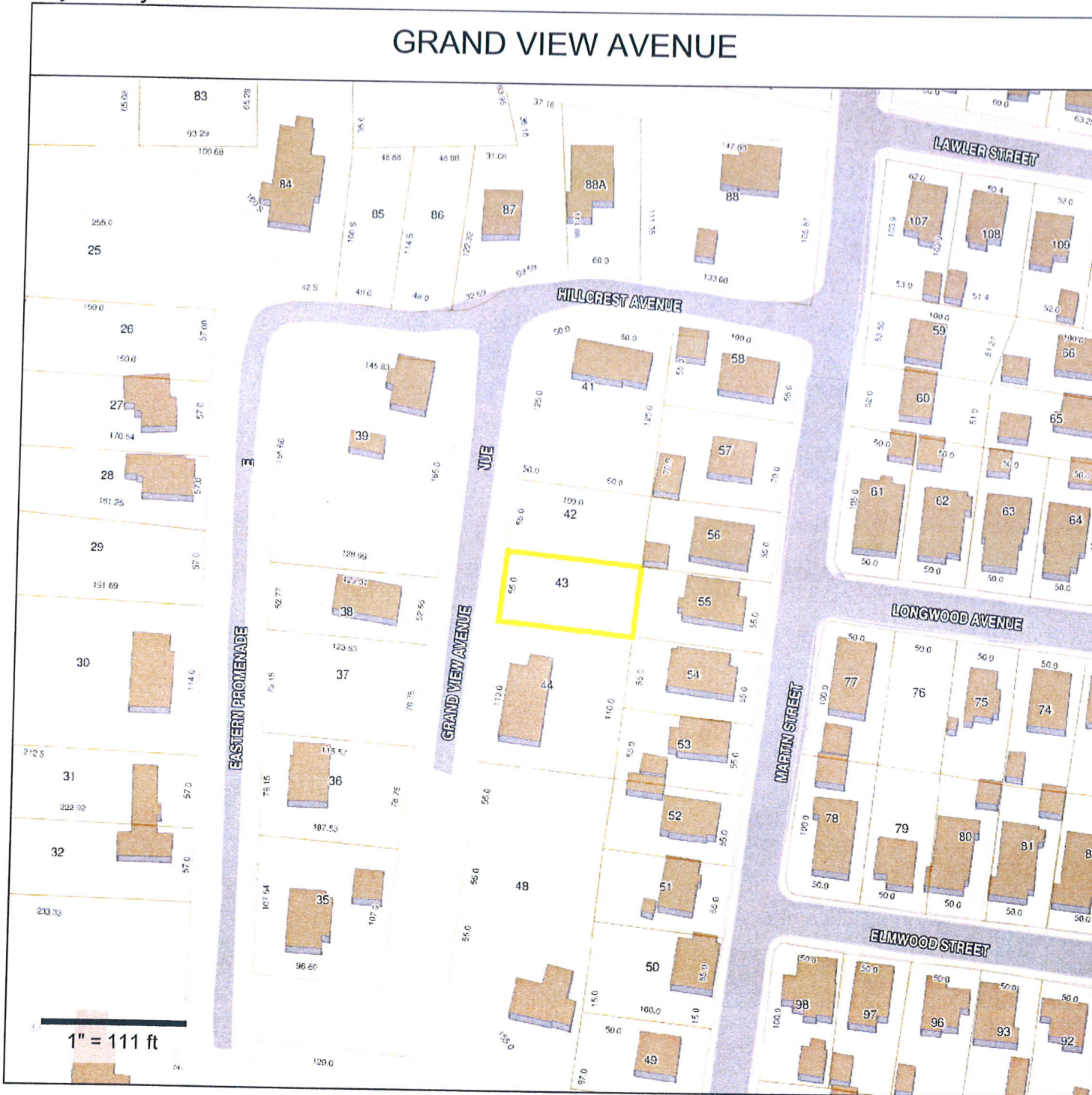
More: N

Total Yard Items:

Total Special Features:

Total:

GRAND VIEW AVENUE



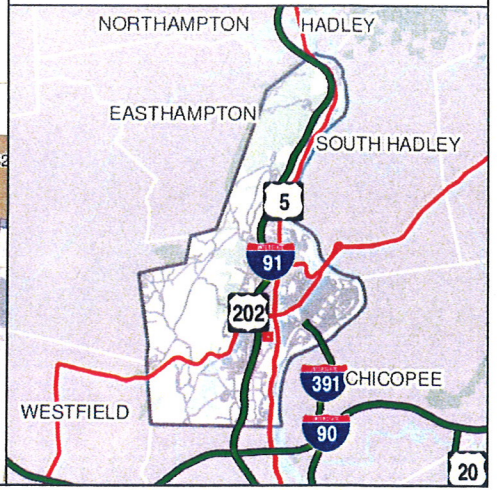
Property Information
Property ID 121-00-043
Location GRAND VIEW AV



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Parcels updated 12/31/2011



1" = 111 ft

City of Holyoke



Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		GRAND VIEW AV, 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:	GARVIN - CHARLES E
Owner 2:	C/O NUGENT + HAEUSSLER, PC -
Street 1:	101 BRACKEN RD
Twn/City:	MONTGOMERY
St/Prov:	NY Cntry
Postal:	12549

NARRATIVE DESCRIPTION

This Parcel contains .126 ACRES of land mainly classified as VACANT

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R-2	R-2	100	U	1	PUBLIC
o				t		
n				l		
Census: 8121.02				Exmpt		
Flood Haz: NONE						
D				Topo	7	STEEP
s				Street	1	PAVED
t				Traffic	2	LIGHT

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		5500		SQUARE FE SITE			0	1.3	5.229	EG			TOPO	-20					37,386						37,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			0.126	37,400	37,400		0
Total Card							0.126
Total Parcel							0.126
Source: Market Adj Cost							Total Value per SQ unit /Card: N/A /Parcel: N/A
Entered Lot Size							
Total Land:							
Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	130	FV		0	.126	41,400	41,400	41,400		9/25/2012
2012	130	FV		0	.126	41,400	41,400	41,400		2/10/2012
2011	130	FV		0	.126	41,400	41,400	41,400	Year End Roll	1/18/2011
2010	130	FV		0	.126	41,400	41,400	41,400	Year End	2/23/2010
2010	130	PC		0	.126	36,800	36,800	36,800	PRIOR TO 2010 CALC CH.3/2/2009	
2009	130	FV		0	.126	36,800	36,800	36,800	2009 COMMITMENT	1/13/2009
2008	130	FV		0	.126	36,800	36,800	36,800		1/30/2008
2007	130	FV		0	.126	36,800	36,800	36,800	year end	5/3/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARVIN, CHARLES	20010-467	TT	9/11/2013	INVOLVED GOV	17015	No	No			
GARVIN	1031-301		5/10/1919			No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA / /

Total AC/HA: 0.12626 Total SF/SM: 5499.89 Parcel LUC: 930 VACANT Prime NB Desc: EARLY GD

Total: 37,386 Spl Credit Total: 37,400

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 13-198 N M ADD TC 5/98.

SKETCH



GENERAL INFORMATION

Grade:	
Year Blt:	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:	
Prim Int Wal	
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 %

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

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
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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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M B P 121-00-043

IMAGE

AssessPro Patriot Properties, Inc