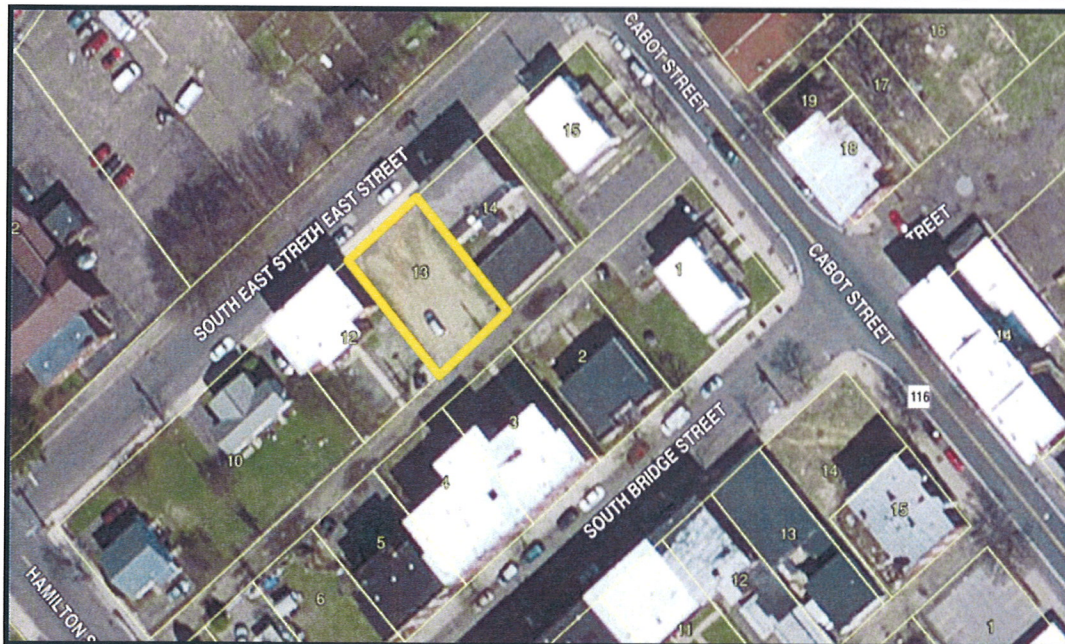


A PUBLIC AUCTION



SOUTH EAST STREET

- BUILDABLE RESIDENTIAL LOT
- PARCEL NUMBER: 029-07-013
- LAND AREA: **±4,960 S/F**
- ZONED: DR (DOWNTOWN RESIDENTIAL)
- ASSESSED VALUE: **\$27,000.00**
- ±60 FT. OF FRONTAGE ON SOUTH EAST STREET
- PUBLIC WATER & SEWER AVAILABLE

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

Aaron Posnik & Co., Inc.

Established 1932

Branch Office
P.O. Box 247

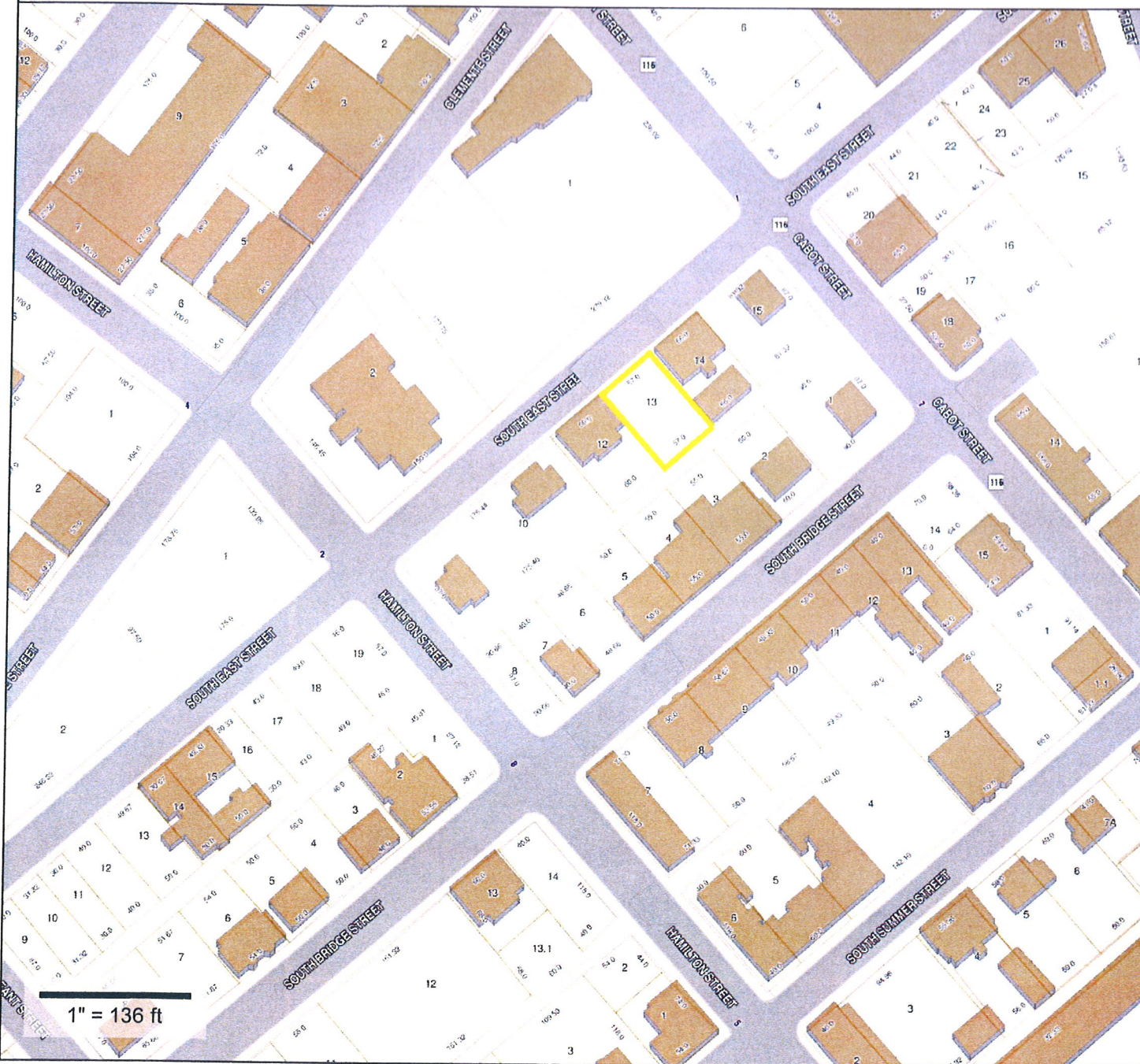
Malvern (Philadelphia), PA 19355

610-853-6655 Fax 853-6633

PA Auc. Lic. #AY000241L

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

SOUTH EAST STREET



Property Information

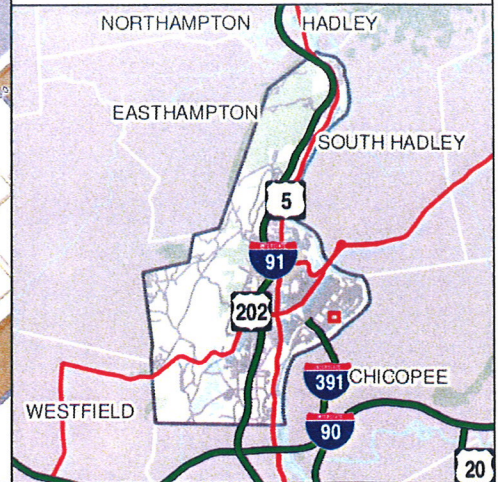
Property ID 029-07-013
 Location SOUTH EAST ST
 Owner



**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" = 136 ft

City of Holyoke



Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		SOUTH EAST 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:	SOUTH EAST SUMMER TRUST -
Owner 2:	SHEEDY - THOMAS E TR
Street 1:	PO BOX 324
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02173

NARRATIVE DESCRIPTION

This Parcel contains .114 ACRES of land mainly classified as VACANT

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	DR	DR	100	U	1	PUBLIC
o				t		
n				l		
Census: 8115				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
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		4959		SQUARE FE SITE			0	0.9	6.060	EP									27,045						27,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
930			0.114	27,000	27,000
Total Card			0.114	27,000	27,000
Total Parcel			0.114	27,000	27,000
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	130	FV		0	.114	27,000	27,000	27,000		9/25/2012
2012	130	FV		0	.114	27,000	27,000	27,000		2/10/2012
2011	130	FV		0	.114	27,000	27,000	27,000	Year End Roll	1/18/2011
2010	130	FV		0	.114	27,000	27,000	27,000	Year End	2/23/2010
2010	130	PC		0	.114	20,400	20,400	20,400	PRIOR TO 2010 CALC CH.3/2/2009	
2009	130	FV		0	.114	20,400	20,400	20,400	2009 COMMITMENT	1/13/2009
2008	130	FV		0	.114	20,400	20,400	20,400		1/30/2008
2007	130	FV		0	.114	20,400	20,400	20,400	year end	5/3/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOUTH EAST SUMM	19913-350	TT	7/10/2013	COURT/DIV	103199	No	No			
DESMARAIS	5776 -0461		3/15/1985			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/5/2000	0	DEMO						Demo apartment bui

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2001	INSPECTED	242	ANTHONY DULU
4/15/1994	FIELDREV CHG	185	

Sign: VERIFICATION OF VISIT NCT DATA

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 2-373 / TT#892769 PENDING / WAS 572 SOUTH EAST ST.

SKETCH



OTHER FEATURES

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

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	

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 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:	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 029-07-013

IMAGE

AssessPro Patriot Properties, Inc