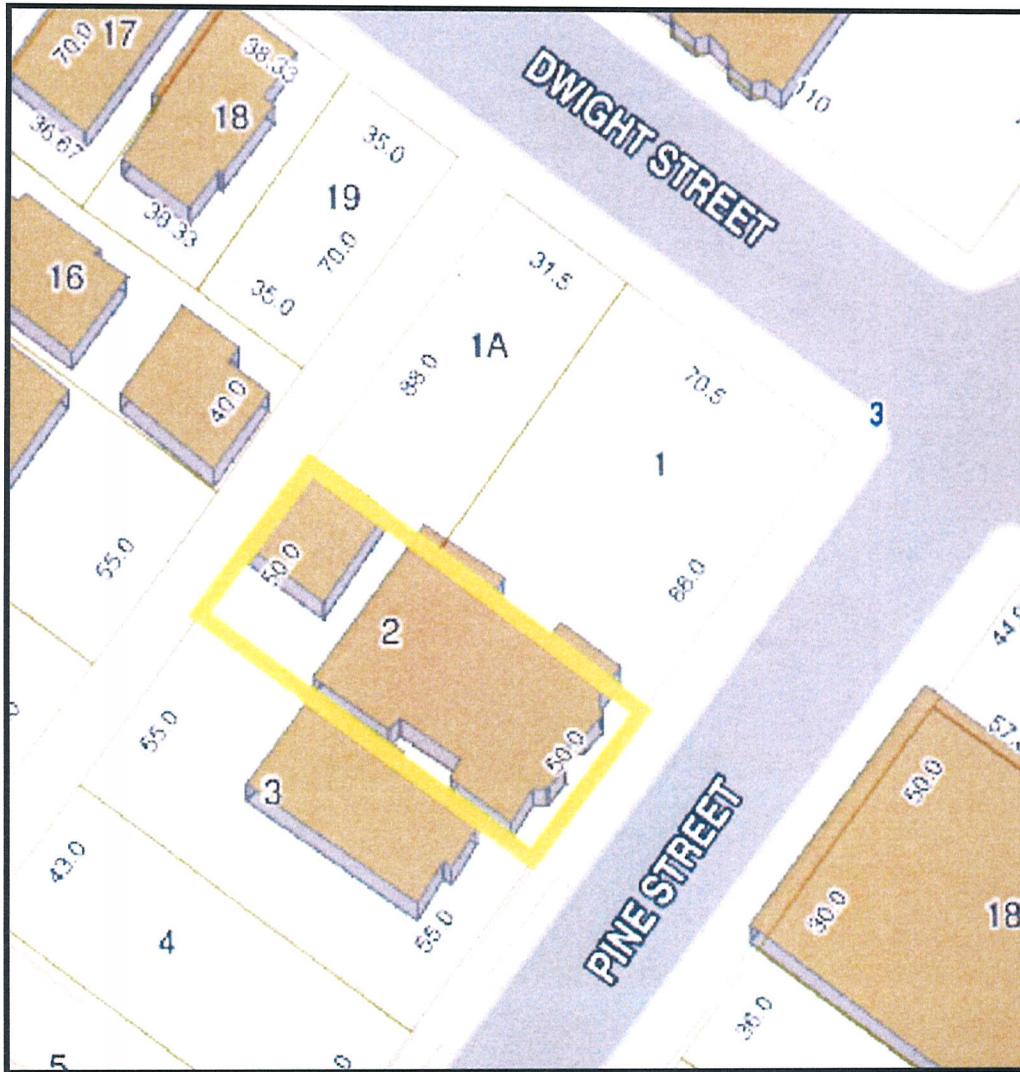


A PUBLIC AUCTION



123 PINE STREET

- 40 UNIT BRICK APARTMENT BUILDING
- W/ (40) BEDROOMS & (8) BATHS
- HARDWOOD FLOORS ➤ OIL-STEAM HEAT
- FLAT ROOF ➤ PUBLIC WATER & SEWER
- PROPERTY ID: 062-03-002
- LAND AREA: ±5,500 S/F
- ZONED: DR (DOWNTOWN RESIDENTIAL)
- ASSESSED VALUE: \$133,600.00

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. ADDITIONAL 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

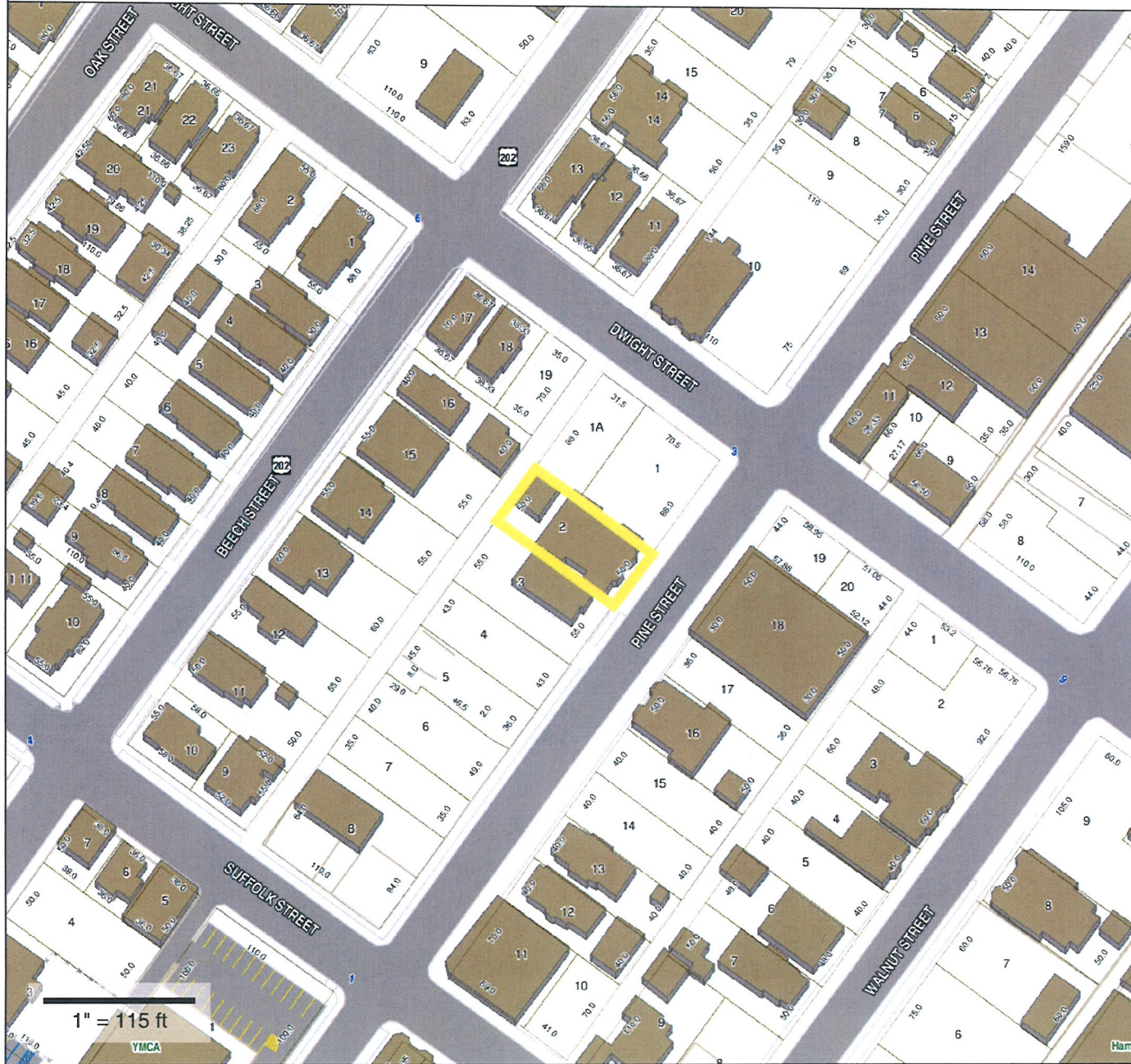
PA Auc. Lic. #AY000241L

ASSESSORS MAP

City of Holyoke

January 7, 2013

062-03-002



Property Information

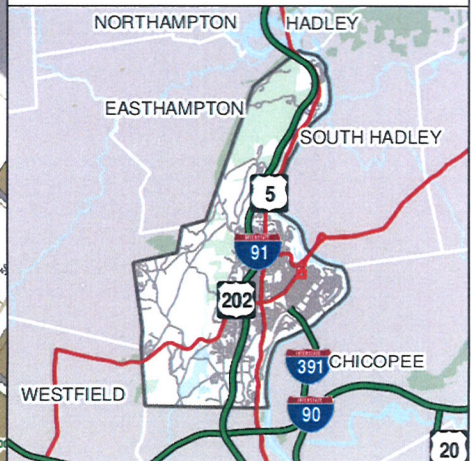
Property ID 062-03-002
Location 123 PINE ST
Owner HOLYOKE CITY OF TAKING



**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 6/1/2010



City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		PINE ST, HOLYOKE

OWNERSHIP

Owner 1: HOLYOKE CITY OF
Owner 2: TAKING
Owner 3:
Street 1: 536 DWIGHT ST
Street 2:
Twn/City: HOLYOKE
St/Prov: MA Cntry Own Occ: N
Postal: 01040 Type:

PREVIOUS OWNER

Owner 1: S+B MILLER REALTY INC -
Owner 2: C/O THOMAS STEFANIK PRES -
Street 1: PO BOX 185
Twn/City: HUNTINGTON
St/Prov: MA Cntry
Postal: 01050-0185

NARRATIVE DESCRIPTION

This Parcel contains .126 ACRES of land mainly classified as IMPROVED SEL with a(n) APRTMNT-GN Building Built about 1920, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 40 Units, 8 Baths, 0 HalfBaths, 0 3/4 Baths, 40 Rooms, and 40 Bdrms.

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: 8118				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street		
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
931	IMPROVED S		5500		SQUARE FESITE			0	1.14	5.498	EF						34,472					34,500	WAS 121

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
931	99,100		0.126	34,500	133,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 12.37						/Parcel: 12.37	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	931	FV	99,100	0	.126	34,500	133,600	133,600		9/25/2012
2012	931	FV	102,200	0	.126	34,500	136,700	136,700		2/10/2012
2011	931	FV	102,200	0	.126	34,500	136,700	136,700	Year End Roll	1/18/2011
2010	931	FV	102,200	0	.126	34,500	136,700	136,700	Year End	2/23/2010
2010	903	PC	120,000	0	.126	30,800	150,800	150,800	PRIOR TO 2010 CALC CH	3/2/2009
2009	903	FV	120,000	0	.126	30,800	150,800	150,800	2009 COMMITMENT	1/13/2009
2008	903	FV	120,000	0	.126	30,800	150,800	150,800		1/30/2008
2007	121	FV	120,000	0	.126	30,800	150,800	150,800	year end	5/3/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
S+B MILLER REAL	16476-581	FJ	1/30/2007	INVOLVED GOV		1	No	No		TAX TAKING
STEFANIK THOMAS	5543-0401		12/14/1983				No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2006	MEAS+HNSPCTD	242	ANTHONY DULU
5/23/2002	MEAS+HNSPCTD	244	MARK DIMAURO
3/29/1994	MAILER RETUR	107	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.12626	Total SF/SM: 5499.89	Parcel LUC: 931	IMPROVED SEL	Prime NB Desc	EARLY FR	Total: 34,472	Spl Credit	Total: 34,500
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EXTERIOR INFORMATION

Type:	83 - APRTMNT-GN
Sty Ht:	4 - 4
(Liv) Units:	40 Total: 40
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	
Roof Struct:	4 - FLAT
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	D - POOR
Year Blt:	1920
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

BATH FEATURES

Full Bath:	8	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	8	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

COMMENTS

VACANT THE ALPINE INN/ ABS
5-183/TT#940059

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	40
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	40	BRs:	40
	Baths:	8	HB	

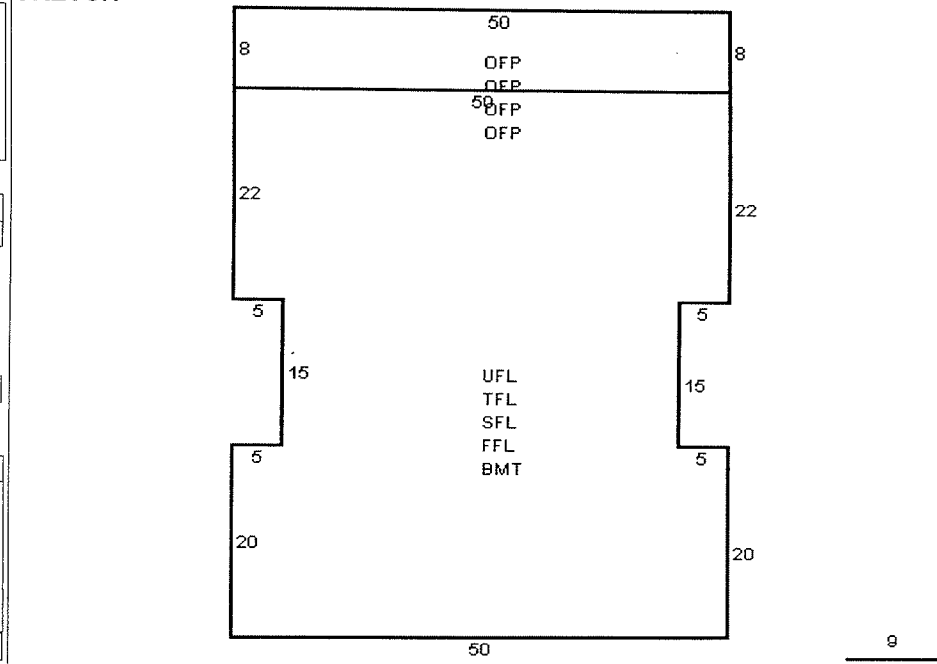
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
40	1	1	1
Totals			
40	40	40	

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	

DEPRECIATION

Phys Cond:	PR - Poor	64.3%
Functional:		
Economic:		
Special:		
Override:		
Total:		64.3%

CALC SUMMARY

Basic \$ / SQ:	34.00
Size Adj.:	0.83101851
Const Adj.:	0.94100386
Adj \$ / SQ:	26.588
Other Features:	88000
Grade Factor:	0.71
Neighborhood Inf:	0.97000003
LUC Factor:	1.00
Adj Total:	277722
Depreciation:	178575
Depreciated Total:	99147

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val
Juris. Factor:			Val/Su Fin:	9.18
Special Features:	0		Val/Su Net:	6.56
Final Total:	99100		Val/Su SzAd:	9.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,700	5.320	14,357	
FFL	1ST FLOOR	2,700	26.590	71,787	
SFL	2ND FLOOR	2,700	26.590	71,787	
TFL	3RD FLOOR	2,700	26.590	71,787	
UFL	UPPR FLOOR	2,700	26.590	71,787	
OFF	OPEN PORCH	1,600	9.310	14,889	
Net Sketched Area:		15,100	Total:	316,394	
Size Ad	10800	Gross Area	15100	FinArea	10800

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 062-03-002

IMAGE

AssessPro Patriot Properties, Inc