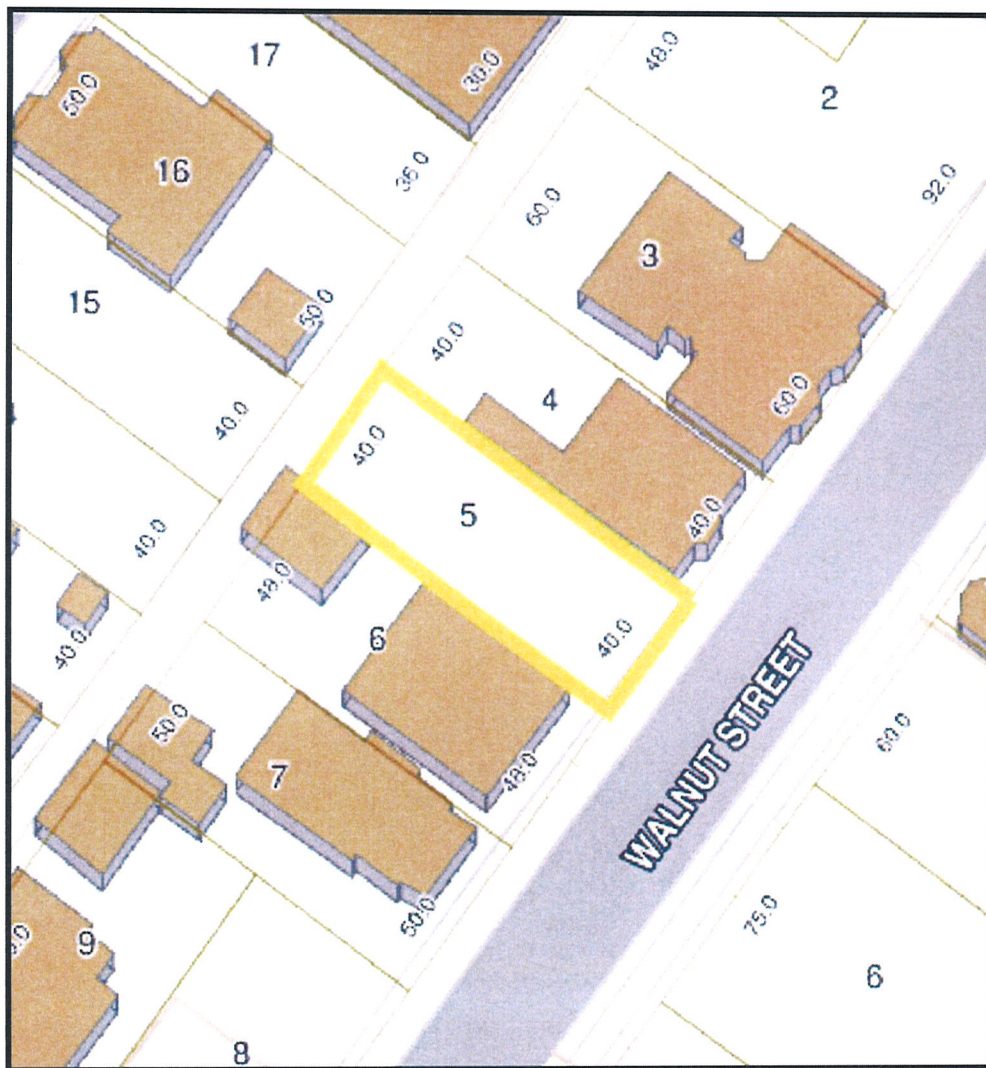


A PUBLIC AUCTION



131 WALNUT STREET

- RESIDENTIAL LOT
- PROPERTY ID: 006-09-005
- LAND AREA: **±4,400 S/F**
- ZONED: DR (DOWNTOWN RESIDENTIAL)
- ASSESSED VALUE: **\$21,600.00**
- ±40 FT. OF FRONTAGE ON WALNUT 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. 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

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 •



Property Information

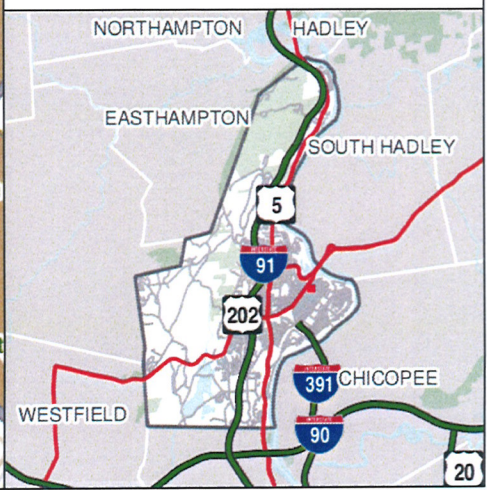
Property ID	006-09-005
Location	WALNUT ST
Owner	HOLYOKE, CITY OF



**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



1" = 69 ft

City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		WALNUT ST, HOLYOKE

OWNERSHIP

Owner 1:	HOLYOKE, CITY OF
Owner 2:	
Owner 3:	
Street 1:	20 KOREAN VETERANS PLAZA RM204
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040

PREVIOUS OWNER

Owner 1:	MUNDT - JULIUS L + BERTH M
Owner 2:	C/O E NADEAU -
Street 1:	34 BLUEMER RD
Twn/City:	SOUTHAMPTON
St/Prov:	MA Cntry
Postal:	01073

NARRATIVE DESCRIPTION

This Parcel contains .101 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	DR	DR	100	U	1	PUBLIC
				t		
				i		
Census: 8117				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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		4400		SQUARE FESITE			0	1.1	4.469	C4	0.98								21,629						21,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			0.101	21,600	21,600		0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Total Value per SQ unit /Card: N/A	Insp Date
						/Parcel: N/A	
						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	903	FV		0	.101	21,600	21,600	21,600		9/25/2012
2012	903	FV		0	.101	22,100	22,100	22,100		2/10/2012
2011	130	FV		0	.101	22,100	22,100	22,100	Year End Roll	1/18/2011
2010	130	FV		0	.101	22,100	22,100	22,100	Year End	2/23/2010
2010	130	PC		0	.101	19,200	19,200	19,200	PRIOR TO 2010 CALC CF 3/2/2009	
2009	130	FV		0	.101	19,200	19,200	19,200	2009 COMMITMENT	1/13/2009
2008	130	FV		0	.101	19,200	19,200	19,200		1/30/2008
2007	130	FV		0	.101	18,700	18,700	18,700	year end	5/3/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MUNDT, JULIUS L	18621-146	TT	1/4/2011	INVOLVED GOV		1	No	No		
PACZKA	2049-410		5/25/1950			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 V.S.P. NOT DATA

Total AC/HA: 0.10101	Total SF/SM: 4400.00	Parcel LUC: 903	MUNICPL	Prime NB Desc: COMM FR	Total: 21,629	Spl Credit:	Total: 21,600
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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 5-159 TT#1615 PENDING.

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:	0.98000002
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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MBP 006-09-005

IMAGE

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total: