

# A PUBLIC AUCTION



## 132 PINE STREET

- RESIDENTIAL LOT
- PROPERTY ID: 006-09-015
- LAND AREA: **±4,400 S/F**
- ZONED: DR (DOWNTOWN RESIDENTIAL)
- ASSESSED VALUE: **\$26,900.00**
- ±40 FT. OF FRONTAGE ON PINE STREET

**TERMS OF SALE:** \$1,000.<sup>00</sup> 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

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ASSESSORS MAP

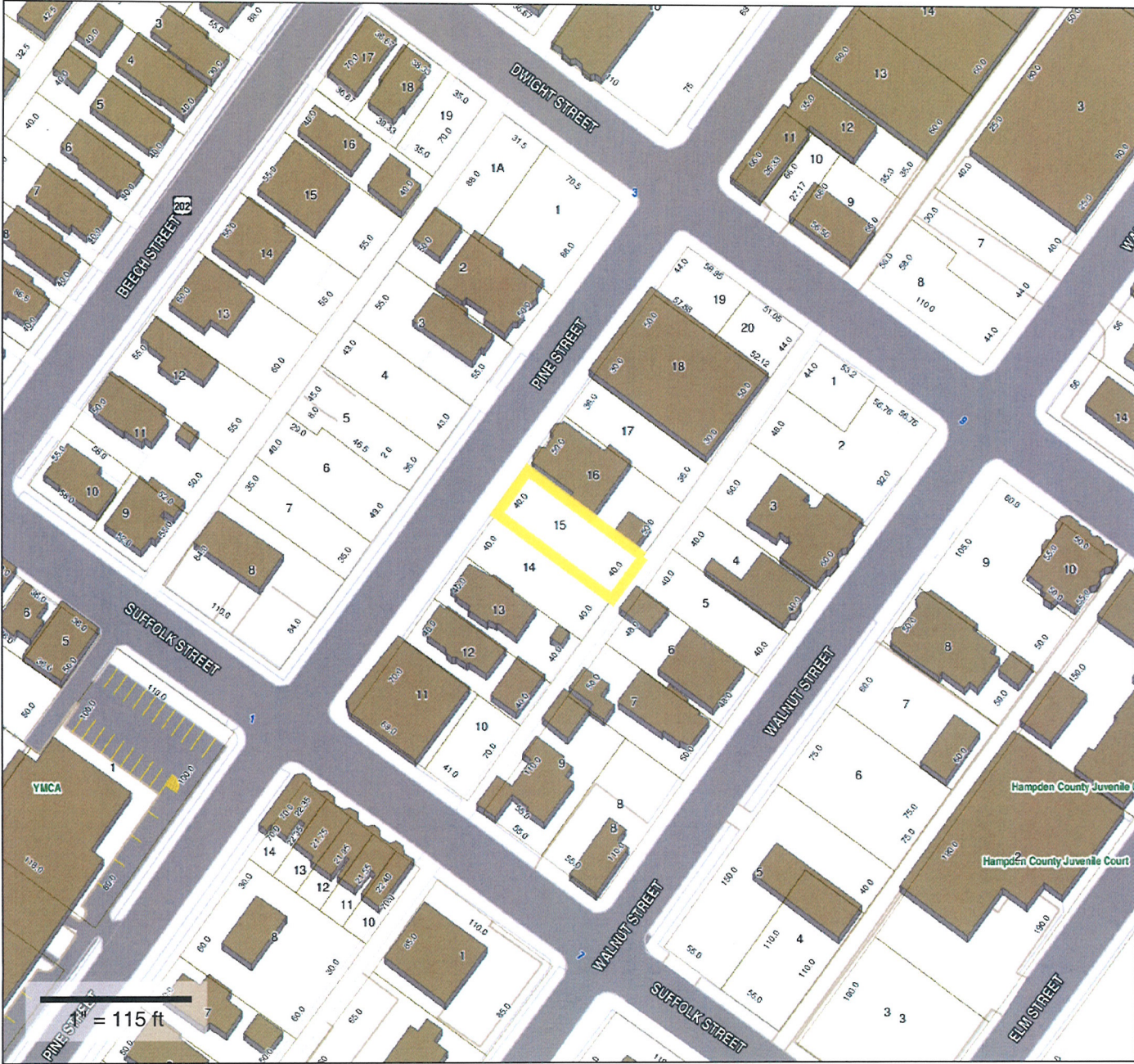
City of Holyoke

January 7, 2013

006-09-015

Property Information

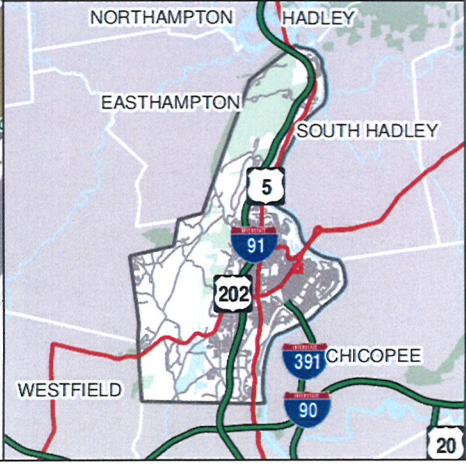
Property ID 006-09-015  
Location 132 PINE ST  
Owner CITY OF HOLYOKE-TAKING



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



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: CITY OF HOLYOKE-TAKING
Owner 2:
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: ROBERT - PAUL R
Owner 2: -
Street 1: 65 RIVERVIEW TER
Twn/City: SPRINGFIELD
St/Prov: MA Cntry
Postal: 01101

NARRATIVE DESCRIPTION

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

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: 8117				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		4400		SQUARE FESITE			0	0.9	6.785	EP									26,869						26,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			0.101	26,900	26,900		0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
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	.101	26,900	26,900	26,900		9/25/2012
2012	130	FV		0	.101	26,900	26,900	26,900		2/10/2012
2011	130	FV		0	.101	26,900	26,900	26,900	Year End Roll	1/18/2011
2010	130	FV		0	.101	26,900	26,900	26,900	Year End	2/23/2010
2010	130	PC		0	.101	20,300	20,300	20,300	PRIOR TO 2010 CALC CF-3/2/2009	
2009	130	FV		0	.101	20,300	20,300	20,300	2009 COMMITMENT	1/13/2009
2008	130	FV		0	.101	20,300	20,300	20,300		1/30/2008
2007	130	FV		0	.101	20,300	20,300	20,300	year end	5/3/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERT, PAUL R	19226-108	TT	4/24/2012	INVOLVED GOV		1	No	No		
PHILLIPS/FLEET	9306-448		11/14/1995	FORCLOSURE		200	No	No		
DARR	6961-447		9/12/1988				No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/26/2000	0	DEMO						Demo 2 family hous

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2002	INSPECTED	242	ANTHONY DULU
5/9/1997	MEASURED	185	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.10101	Total SF/SM: 4400.00	Parcel LUC: 130 LAND	Prime NB Desc: EARLY PR
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Total: 26,869	Spl Credit:	Total: 26,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

brunelle

2012



**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 26-362 / FY 2003 DEMO BLDG WAS 132 PINE ST.

**SKETCH**



**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 %:
Jurisdct:	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 Wall	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	

**DEPRECIATION**

Phys Cond:		0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**CALC SUMMARY**

Bsmnt Gar:	Basic \$ / SQ:	
Electric:	Size Adj.:	1.00000000
Insulation:	Const Adj.:	8.00000000
Int vs Ext:	Adj \$ / SQ:	
Heat Fuel:	Other Features:	0
Heat Type:	Grade Factor:	
# Heat Sys:	Neighborhood Inf:	0.97000003
% Heated:	LUC Factor:	1.00
Solar HW:	Adj Total:	0
% Com Wal:	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:	Val/Su Net:			
Final Total:	Val/Su SzAd			

Net Sketched Area:	Total:	
Size Ad	Gross Area	FinArea

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

M B P 006-09-015