

A PUBLIC AUCTION



139 PINE STREET

- RESIDENTIAL LOT
- PROPERTY ID: 062-03-006
- LAND AREA: **±5,065 S/F**
- ZONED: DR (DOWNTOWN RESIDENTIAL)
- ASSESSED VALUE: **\$65,000.00**
- ±50 FT. OF FRONTAGE ON PINE 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

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MA Auc. Lic. #161

Aaron Posnik & Co., Inc.

Established 1932

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ASSESSORS MAP

City of Holyoke

January 7, 2013

062-03-006

Property Information

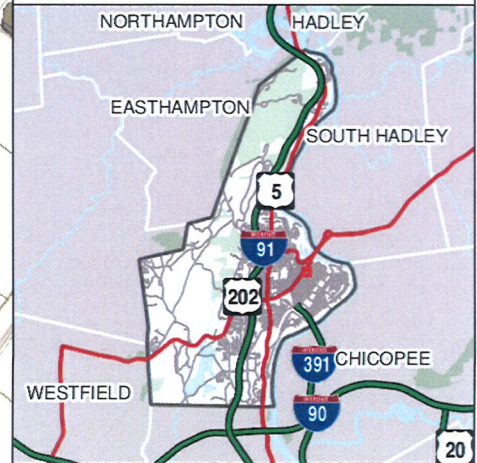
Property ID 062-03-006
Location 139 PINE ST
Owner HOLYOKE CITY OF TAX TAKING



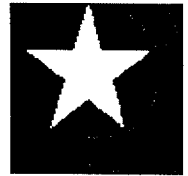
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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 |
|-----|--------|-----------------------|
| 139 | | PINE ST, HOLYOKE |

OWNERSHIP

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

PREVIOUS OWNER

| | |
|-----------|------------------------|
| Owner 1: | KWIECINSKI - STANLEY J |
| Owner 2: | KWIECINSKI - T J/C |
| Street 1: | PO BOX 369 |
| Twn/City: | EASTHAMPTON |
| St/Prov: | MA Cntry |
| Postal: | 01027 |

NARRATIVE DESCRIPTION

This Parcel contains .116 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 |
| o | | | | t | | |
| n | | | | l | | |
| Census: 8118 | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| 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 | Inf1 | % | Inf2 | % | Inf3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------------|-----------|-----------|------------|------------|-------|-------|-------------|-----------|------|---|------|---|------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 903 | MUNICPL | | 5063 | | SQUARE FESITE | | | 0 | | | AU | | | | | | | | | 65,000 | | | | | | 65,000 | |
| 903 | MUNICPL | | 10 | | NO UNITS NOLAND | | | 0 | 6,500 | 1,000 | AU | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|------------------------------------|-----------|--------------|-------------|-------------------|-----------|
| 903 | | | 0.116 | 65,000 | 65,000 | | |
| Total Card | | | 0.116 | 65,000 | 65,000 | Entered Lot Size | |
| Total Parcel | | | 0.116 | 65,000 | 65,000 | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: N/A | | /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 | .116 | 65,000 | 65,000 | 65,000 | | 9/25/2012 |
| 2012 | 903 | FV | 64,500 | 0 | .116 | 65,000 | 129,500 | 129,500 | | 2/10/2012 |
| 2011 | 903 | FV | 64,500 | 0 | .116 | 65,000 | 129,500 | 129,500 | Year End Roll | 1/18/2011 |
| 2010 | 112 | FV | 64,500 | 0 | .116 | 65,000 | 129,500 | 129,500 | Year End | 2/23/2010 |
| 2010 | 112 | PC | 66,000 | 0 | .116 | 65,000 | 131,000 | 131,000 | PRIOR TO 2010 CALC CH | 3/2/2009 |
| 2009 | 112 | FV | 66,000 | 0 | .116 | 65,000 | 131,000 | 131,000 | 2009 COMMITMENT | 1/13/2009 |
| 2008 | 112 | FV | 66,000 | 0 | .116 | 65,000 | 131,000 | 131,000 | | 1/30/2008 |
| 2007 | 112 | FV | 66,000 | 0 | .116 | 65,000 | 131,000 | 131,000 | year end | 5/3/2007 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|---|-----|-------|-----------------|--------------------------------------|
| KWIECINSKI,STAN | 18503-406 | TT | 10/18/2010 | INVOLVED GOV | | 0 | No | No | | ROBERT PAUL R (OWNER PER TAX TAKING) |
| ORLEN | 5643-303 | | 7/29/1984 | | | | No | No | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------------|-----------|--------|--------|-----|------------|----------|-----------|-----------------|
| 1/22/2008 | DP-2008-2 | DEMO | | | | | | DEMO OF PORCHES |
| 12/12/1994 | 0 | MANUAL | 40,000 | 0 | | | | FIX APTS |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|--------------|
| 9/19/2012 | MEAS+HNSPCTD | 242 | ANTHONY DULU |
| 7/21/2009 | MEAS+HNSPCTD | 242 | ANTHONY DULU |
| 3/17/1997 | FIELDREV CHG | 370 | JOHN WHELIHA |
| 8/15/1995 | PERMIT VISIT | 107 | |
| 7/11/1995 | FIELDREV CHG | 370 | JOHN WHELIHA |
| 3/29/1994 | MAILER RETUR | 107 | |

Sign: VERIFICATION OF VISIT (NOT DATA) ___/___/___

| | | | | | | | | |
|--------------|---------|--------------|---------|-------------|-----|---------|----------------|----------|
| Total AC/HA: | 0.11623 | Total SF/SM: | 5062.98 | Parcel LUC: | 903 | MUNICPL | Prime NB Desc: | APT UNIT |
|--------------|---------|--------------|---------|-------------|-----|---------|----------------|----------|

| | | | | | |
|--------|--------|-------------|--|--------|--------|
| Total: | 65,000 | Spl Credit: | | Total: | 65,000 |
|--------|--------|-------------|--|--------|--------|

