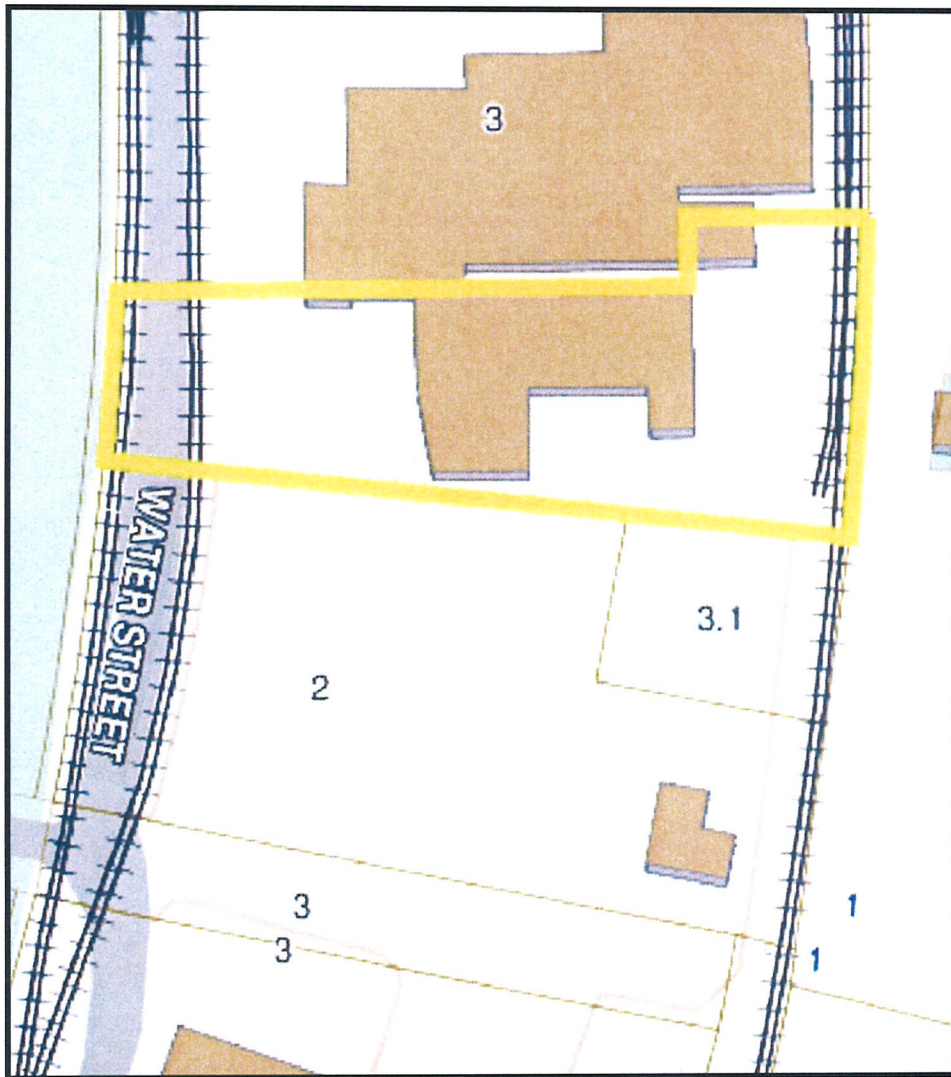


# A PUBLIC AUCTION



## 28 WATER STREET

- BRICK WAREHOUSE BUILDING
- PROPERTY ID: 051-01-009
- LAND AREA: ±49,550 S/F
- ZONED: IG (GENERAL INDUSTRY)
- ASSESSED VALUE: \$165,300.00
- PUBLIC WATER & SEWER AVAILABLE

**TERMS OF SALE:** \$5,000.<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

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

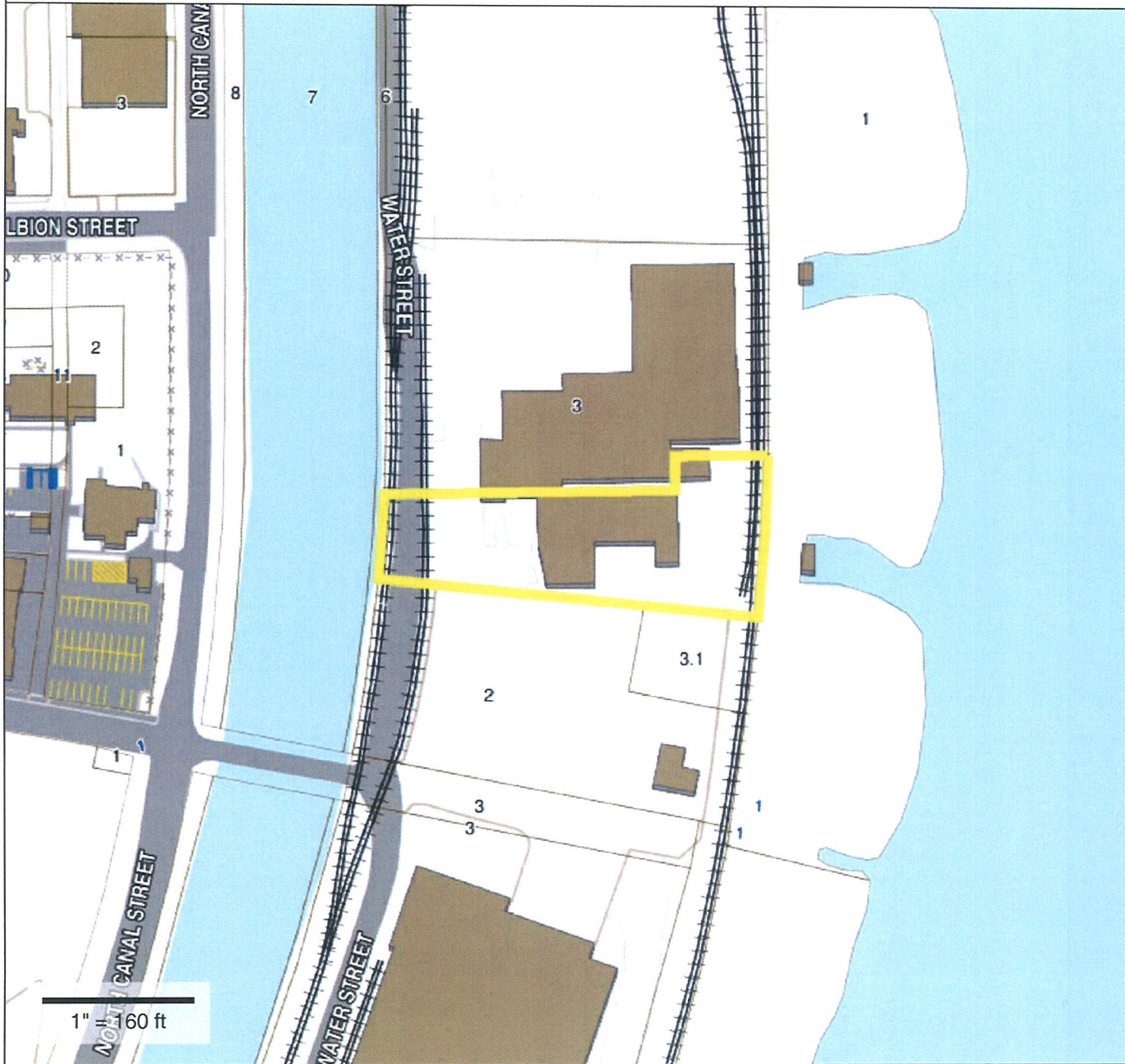
• [www.posnik.com](http://www.posnik.com) • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: [info@posnik.com](mailto:info@posnik.com) •

# ASSESSORS MAP

City of Holyoke

January 28, 2013

## 051-01-009



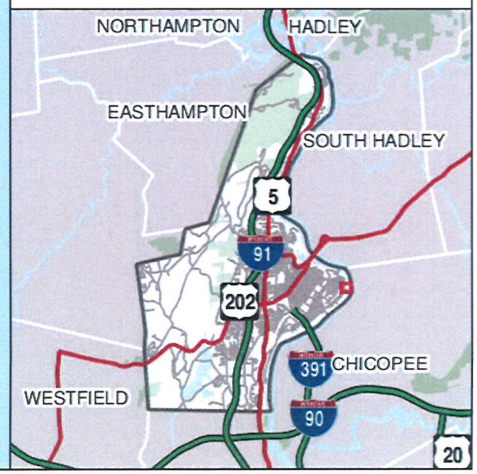
Property Information	
Property ID	051-01-009
Location	28 WATER ST
Owner	CITY OF HOLYOKE-TAKING



**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
28		WATER 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:
Postal: 01040 Type:

PREVIOUS OWNER

Owner 1: SECOND LEVEL CANAL WAREHOUSE - LLC
Owner 2: -
Street 1: 28 WATER ST
Twn/City: HOLYOKE
St/Prov: MA Cntry Own Occ:
Postal: 01040 Type:

NARRATIVE DESCRIPTION

This Parcel contains 1.137 ACRES of land mainly classified as IND WHS with a(n) WAREHOUSE Building Built about 1890, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	IG	IG		U		
o				t		
n				l		
Census: 8114				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
401	IND WHS		49549		SQUARE FESITE			0	1.3	0.933	13	0.98								60,073						60,100	FROM 51-1-3

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
401	102,800	2,400	1.137	60,100	165,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 9.75						/Parcel: 9.75	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	401	FV	102,800	2400	1.137	60,100	165,300	165,300		9/25/2012
2012	401	FV	104,900	2500	1.137	61,300	168,700	168,700		2/10/2012
2011	401	FV	104,900	2500	1.137	61,300	168,700	168,700	Year End Roll	1/18/2011
2010	401	FV	104,900	2500	1.137	61,300	168,700	168,700	Year End	2/23/2010
2010	401	PC	118,000	3900	1.137	60,200	182,100	182,100	PRIOR TO 2010 CALC CT	3/2/2009
2009	401	FV	118,000	3900	1.137	60,200	182,100	182,100	2009 COMMITMENT	1/13/2009
2008	401	FV	118,000	3900	1.137	60,200	182,100	182,100		1/30/2008
2007	401	FV	114,600	3900	1.137	58,500	177,000	177,000	year end	5/3/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SECOND LEVEL CA	18343-22	JUDC	6/4/2010	INVOLVED GOV		0	No	No		
HARRIS ENERGY A	13875-569	QC	12/31/2003	PORTION/ASSE	70000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2008	MEAS+HNSPCTD	114	TIM PAYSON

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.13749	Total SF/SM: 49549.07	Parcel LUC: 401	IND WHS	Prime NB Desc	IND AVG
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Total: 60,073	Spl Credit	Total: 60,100
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**EXTERIOR INFORMATION**

Type: 43 - WAREHOUSE  
 Sty Ht: 2 - 2  
 (Liv) Units: 1 Total: 1  
 Foundation: 3 - BRICK  
 Frame: 1 - WOOD  
 Prime Wall: 7 - BRICK  
 Sec Wall: %  
 Roof Struct: 4 - FLAT  
 Roof Cover: 4 - TAR+GRAVEL  
 Color:  
 View / Desir:

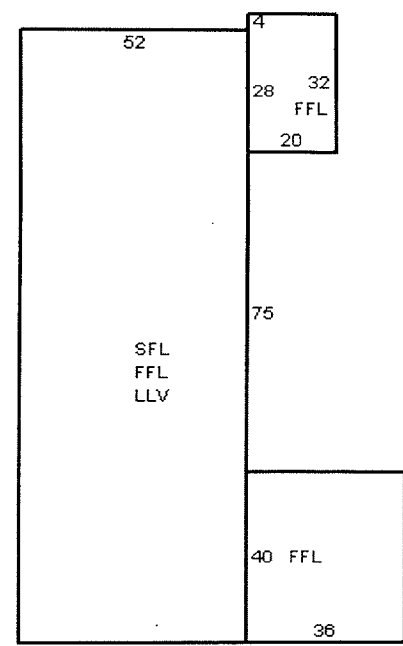
**BATH FEATURES**

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

**COMMENTS**

ROOF LEAKS 2ND AND 3RD FL BOARDS NEED REPLACING.

**SKETCH**



**GENERAL INFORMATION**

Grade: D - FAIR  
 Year Blt: 1890 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

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**INTERIOR INFORMATION**

Avg Ht/FL: 12  
 Prim Int Wal: 5 - MINIMUM  
 Sec Int Wall: %  
 Partition: T - TYPICAL  
 Prim Floors: 3 - HARDWOOD  
 Sec Floors: %  
 Bsmnt Flr: 12 - CONCRETE  
 Bsmnt Gar:  
 Electric: 3 - TYPICAL  
 Insulation: 2 - TYPICAL  
 Int vs Ext: S  
 Heat Fuel: 1 - OIL  
 Heat Type: 5 - STEAM  
 # Heat Sys: 1  
 % Heated: 100 % AC:  
 Solar HW: NO Central Vac: NO  
 % Com Wal % Sprinkled 100

**DEPRECIATION**

Phys Cond: PR - Poor 67.5%  
 Functional:  
 Economic:  
 Special:  
 Override:  
 Total: 67.5%

**CALC SUMMARY**

Basic \$ / SQ:	26.00
Size Adj.:	0.93848515
Const Adj.:	0.89299339
Adj \$ / SQ:	21.790
Other Features:	8281
Grade Factor:	0.77
Neighborhood Inf:	0.98000002
LUC Factor:	1.00
Adj Total:	316367
Depreciation:	213548
Depreciated Total:	102819

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	6.06		
Special Features: 0	Val/Su Net:	4.22		
Final Total: 102800	Val/Su SzAd:	6.06		

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	9,516	21.790	207,350
LLV	LOWR LEVEL	7,436	5.450	40,507
SFL	2ND FLOOR	7,436	21.790	162,027

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL		1ST FLOOR			
LLV		LOWR LEVEL			
SFL		2ND FLOOR			

Net Sketched Area:	24,388	Total:	409,884
Size Adj	16952	Gross Area	24388
		FinArea	16952

**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
2	SHED/FR	D	Y	1	30x42	A	PR	1890	6.54	T	70	401		.98	2,400			2,400

**M B P** 051-01-009

IMAGE

AssessPro Patriot Properties, Inc

