

# A PUBLIC AUCTION



## 291-293 WALNUT STREET

- RESIDENTIAL LOT
- PROPERTY ID: 004-06-002
- LAND AREA: **±7,700 S/F**
- ZONED: DR (DOWNTOWN RESIDENTIAL)
- ASSESSED VALUE: **\$35,400.00**
- ±70 FT. OF FRONTAGE ON WALNUT STREET
- 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

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MA Auc. Lic. #161

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# ASSESSORS MAP

City of Holyoke

January 7, 2013

## 004-06-002

### Property Information

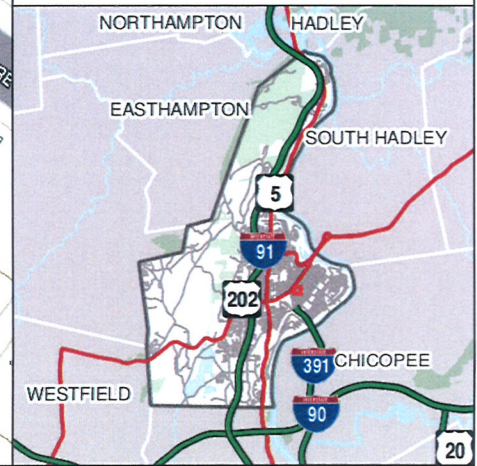
**Property ID** 004-06-002  
**Location** 291-293 WALNUT ST  
**Owner** HOLYOKE CITY OF TAKING



**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
291	293	WALNUT ST, HOLYOKE

OWNERSHIP

Owner 1:	HOLYOKE CITY OF TAKING
Owner 2:	
Owner 3:	
Street 1:	20 KOREAN VETERANS PL
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040 Own Occ: Y Type:

PREVIOUS OWNER

Owner 1:	HAMAC INC -
Owner 2:	-
Street 1:	P O BOX 863
Twn/City:	CHICOPEE
St/Prov:	MA Cntry
Postal:	01014

NARRATIVE DESCRIPTION

This Parcel contains .177 ACRES of land mainly classified as VACANT TT

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	DR	DR	100	U	1	PUBLIC
				t		
				l		
Census: 8116				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
s				Street		
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 Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class %	Spec Land %	J Code	Fact	Use Value	Notes
936	VACANT TT		7700		SQUARE FESITE			0	1.14	4.027	EF						35,350					35,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
936			0.177	35,400	35,400		
Total Card			0.177	35,400	35,400	Entered Lot Size	
Total Parcel			0.177	35,400	35,400	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	936	FV		0	.177	35,400	35,400	35,400		9/25/2012
2012	936	FV		0	.177	35,400	35,400	35,400		2/10/2012
2011	936	FV		0	.177	35,400	35,400	35,400	Year End Roil	1/18/2011
2010	936	FV		0	.177	35,400	35,400	35,400	Year End	2/23/2010
2010	936	PC		0	.177	23,700	23,700	23,700	PRIOR TO 2010 CALC CF	3/2/2009
2009	936	FV		0	.177	23,700	23,700	23,700	2009 COMMITMENT	1/13/2009
2008	903	FV	9,500	5200	.177	65,000	79,700	79,700		1/30/2008
2007	112	FV	30,500	5200	.177	65,000	100,700	100,700	year end	5/3/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAMAC INC,	16546-448	JUDC	3/6/2007	INVOLVED GOV		1	No	No		
HAMAC INC	8256-36		11/27/1992				No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/13/2006	DP-2006-25	DEMO					DEMO 4 FAM BLDG	

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2007	MEAS+HNSPCTD	242	ANTHONY DULU
6/2/1995	FIELDREV CHG	370	JOHN WHELIHA

Sign: VERIFICATION OF VISIT HOT DATA

Total AC/HA: 0.17677	Total SF/SM: 7700.10	Parcel LUC: 936	VACANT TT	Prime NB Desc: EARLY FR	Total: 35,350	Spl Credit:	Total: 35,400
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