

A PUBLIC AUCTION



307 WALNUT STREET

- RESIDENTIAL LOT
- PROPERTY ID: 004-06-005
- LAND AREA: ±5,500 S/F
- ZONED: DR (DOWNTOWN RESIDENTIAL)
- ASSESSED VALUE: \$27,200.00
- ±50 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

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Established 1932

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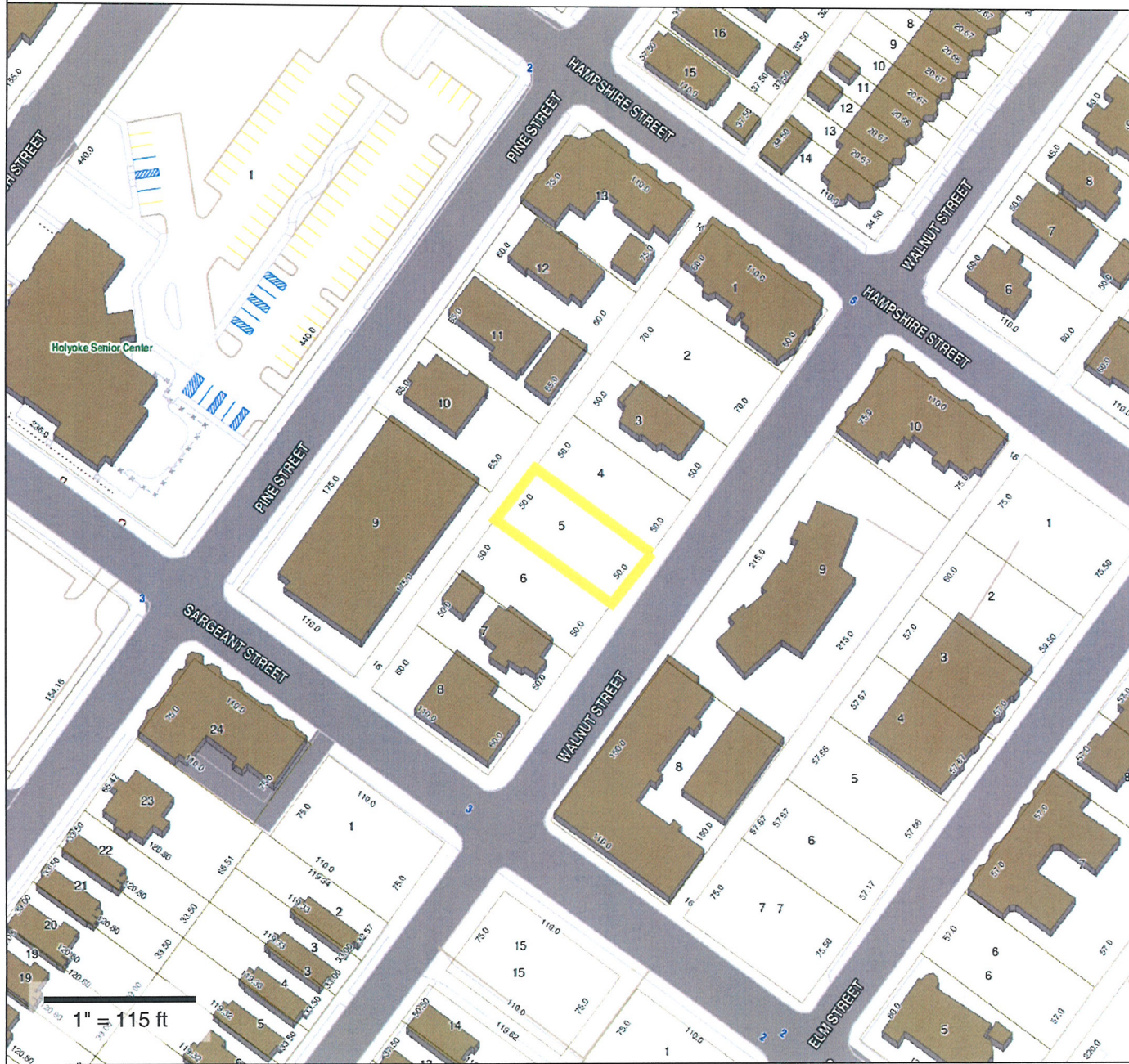
• www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •

ASSESSORS MAP

City of Holyoke

January 7, 2013

004-06-005



Property Information

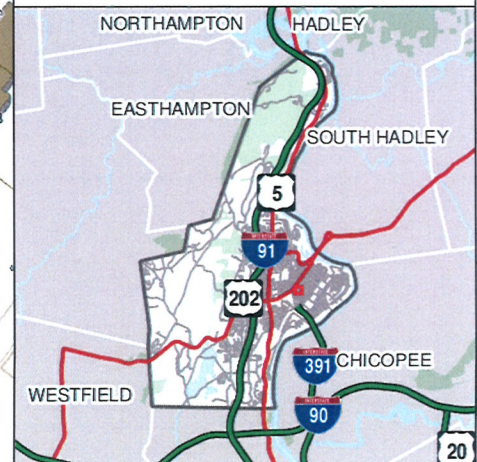
Property ID 004-06-005
Location 307 WALNUT ST
Owner HOLYOKE CITY OF TAKING



**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



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: HOLYOKE CITY OF
Owner 2: TAKING
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: BALLEY - GERALD
Owner 2: -
Street 1: 42 WHITTIER ST
Twn/City: EAST ORANGE
St/Prov: NJ Cntry
Postal: 07018

NARRATIVE DESCRIPTION

This Parcel contains .126 ACRES of land mainly classified as VACANT

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: 8116				Exmpt		
Flood Haz: NONE						
D				Topo	2	ABV ST
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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
930	VACANT		5500		SQUARE FESITE			0	0.9	5.498	EP		3							27,215						27,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			0.126	27,200	27,200		
Total Card			0.126	27,200	27,200	Entered Lot Size	
Total Parcel			0.126	27,200	27,200	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	930	FV		0	.126	27,200	27,200	27,200		9/25/2012
2012	930	FV		0	.126	27,200	27,200	27,200		2/10/2012
2011	930	FV		0	.126	27,200	27,200	27,200	Year End Roll	1/18/2011
2010	930	FV		0	.126	27,200	27,200	27,200	Year End	2/23/2010
2010	903	PC		0	.126	20,600	20,600	20,600	PRIOR TO 2010 CALC C-	3/2/2009
2009	903	FV		0	.126	20,600	20,600	20,600	2009 COMMITMENT	1/13/2009
2008	903	FV		0	.126	20,600	20,600	20,600		1/30/2008
2007	903	FV	65,100	6600	.126	20,600	92,300	92,300	year end	5/3/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BALLEY,GERALD	15874-590	FJ	5/4/2006	INVOLVED GOV		1	No	No		
MARINE MIDLAND	9407-131		3/6/1996	CONVIENCE			No	No		
ORTIZ	8116-82		7/21/1992				No	No		
ORTIZ	8116-82		7/21/1992	FORCLOSURE	79999	No	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/13/2006	DP-2006-23	DEMO						DEMOLISH 1 FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2007	MEAS+INSPCTD	242	ANTHONY DULU
10/15/1998	MEASURED	244	MARK DIMAURO
5/5/1997	MEASURED	185	
5/5/1997	MEAS UNOCC.	185	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.12626	Total SF/SM: 5499.89	Parcel LUC: 930 VACANT	Prime NB Desc: EARLY PR	Total: 27,215	Spl Credit:	Total: 27,200
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