

# A PUBLIC AUCTION



## 405 HIGH STREET

- PARKING LOT
- PROPERTY ID: 011-07-003
- LAND AREA: **±4,905 S/F**
- ZONED: BC (DOWNTOWN BUSINESS)
- ASSESSED VALUE: **\$3,300.00**
- ±55 FT. OF FRONTAGE ON HIGH STREET

**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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# ASSESSORS MAP

City of Holyoke

January 28, 2013

## 011-07-003



### Property Information

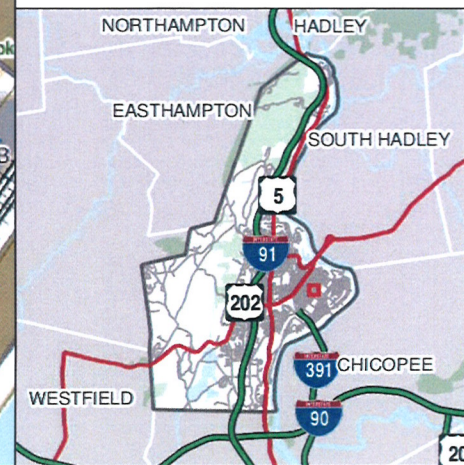
**Property ID** 011-07-003  
**Location** 405-411 HIGH ST  
**Owner** THE CITY OF HOLYOKE TAX T



**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
405411		HIGH ST, HOLYOKE

OWNERSHIP

Owner 1:	THE CITY OF HOLYOKE TAX TITLE
Owner 2:	
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:	ALVARADO - LUIS
Owner 2:	-
Street 1:	1 DUNN AV
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040

NARRATIVE DESCRIPTION

This Parcel contains .113 ACRES of land mainly classified as PARKLOT

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	BC	BC	100	U	1	PUBLIC
o				t		
n				l		
Census: 8117				Exmpt		
Flood Haz: NONE						
D				Topo	1	LEVEL
s				Street		
t				Traffic	5	HEAVY

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
337	PARKLOT		4905		SQUARE FESITE			0	1.1	0.610	C4	0.98		UNDEV	-85					3,293						3,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
337			0.113	3,300	3,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
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	337	FV		0	.113	3,300	3,300	3,300		9/25/2012
2012	337	FV		0	.113	3,400	3,400	3,400		2/10/2012
2011	337	FV		0	.113	3,400	3,400	3,400	Year End Roll	1/18/2011
2010	337	FV		0	.113	3,400	3,400	3,400	Year End	2/23/2010
2010	330	PC		0	.113	21,400	21,400	21,400	PRIOR TO 2010 CALC CT-3/2/2009	
2009	330	FV		0	.113	21,400	21,400	21,400	2009 COMMITMENT	1/13/2009
2008	330	FV		0	.113	21,400	21,400	21,400		1/30/2008
2007	330	FV		0	.113	20,800	20,800	20,800	year end	5/3/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALVARADO,LUIS	18981-404	TT	11/2/2011	INVOLVED GOV		0	No	No		
ALVARADO	9275-363		10/12/1995	FAMILY		5000	No	No		
QUEEN	7762-388		7/25/1991			90000	No	No		
	16-136		2/6/1963				No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2009	MEASURED	317	LISA
10/4/2006	MEAS+HNSPCTD	242	ANTHONY DULU
1/25/1994	MEAS+HNSPCTD	185	

Sign: VERIFICATION OF VISIT NOT DATA



**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**

VACANT LAND CARS PARKED FOR MARKET  
NO PAVING. ABS 16-136.

**SKETCH**



**GENERAL INFORMATION**

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

**OTHER FEATURES**

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

**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	

**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:	%

**DEPRECIATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	0.98000002
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

**COMPARABLE SALES**

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

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area: Total:				
Size Ad		Gross Area	FinArea	

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#
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**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
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**M B P**

011-07-003

IMAGE

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total: