

A PUBLIC AUCTION



586-588 HIGH STREET

- 4-STORY MIXED-USE BRICK BUILDING W/ RESIDENTIAL & RETAIL SPACE
- GAS-FWA HEAT ➤ FLAT ROOF
- PROPERTY ID: 010-01-020
- LAND AREA: **±2,240 S/F**
- ZONED: BC (DOWNTOWN BUSINESS)
- ASSESSED VALUE: **\$34,400.00**

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

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

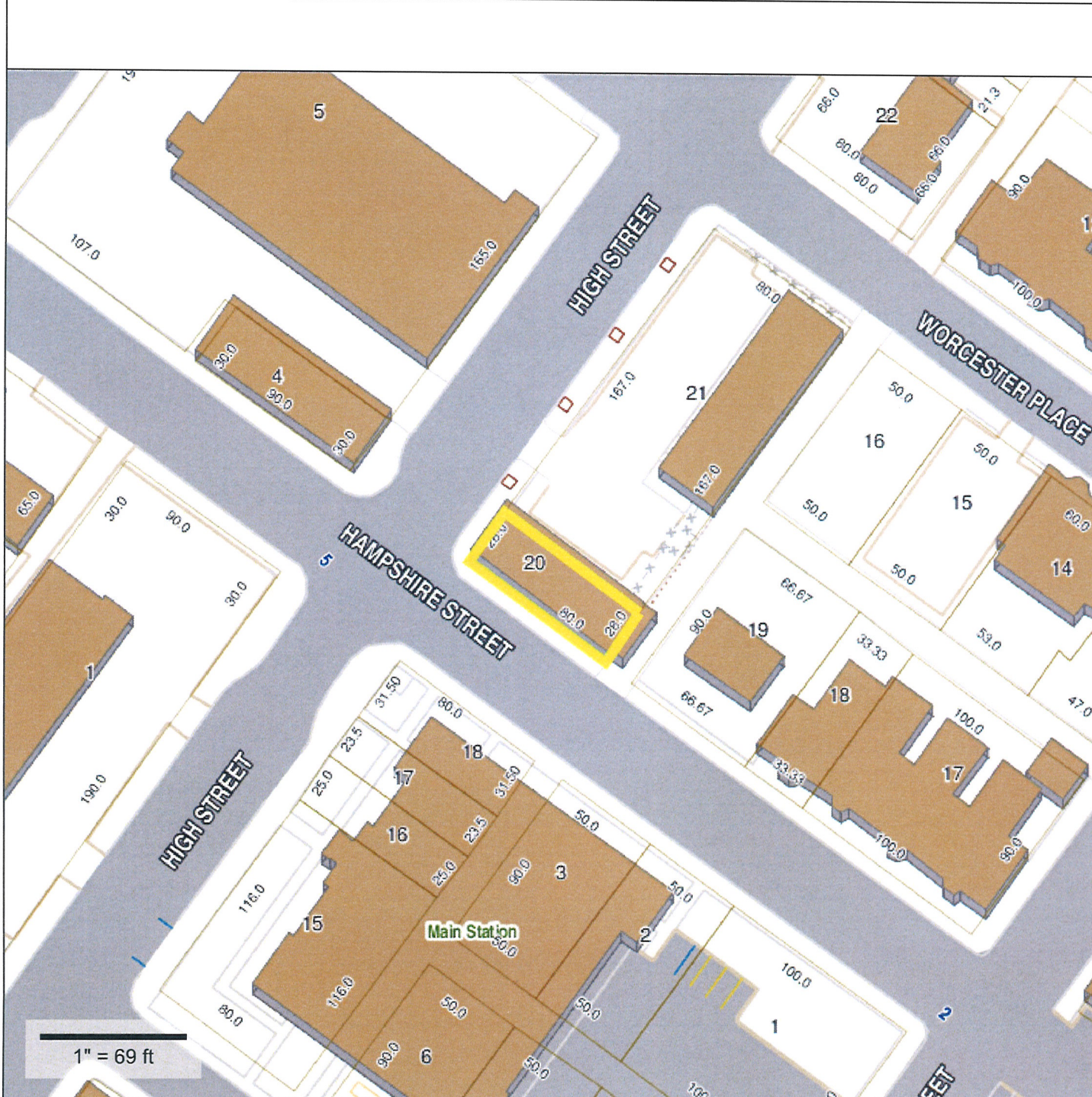
610-853-6655 Fax 853-6633

PA Auc. Lic. #AY000241L

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

Property Information

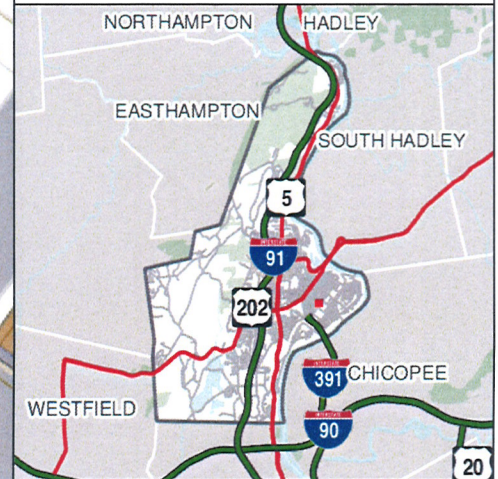
Property ID 010-01-020
Location 588 HIGH ST
Owner HOLYOKE CITY OF TAKING



**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
588		HIGH ST, HOLYOKE

OWNERSHIP

Owner 1:	HOLYOKE CITY OF
Owner 2:	TAKING
Owner 3:	
Street 1:	10 KOREAN VETERANS PLAZA
Street 2:	
Twn/City:	HOLYOKE
St/Prov:	MA Cntry
Postal:	01040 Own Occ: N Type:

PREVIOUS OWNER

Owner 1:	HIGH ST TRUST 586 -
Owner 2:	DEJORDY - HENRY H
Street 1:	715 PROSPECT ST
Twn/City:	CHICOPEE
St/Prov:	MA Cntry
Postal:	01020-3004

NARRATIVE DESCRIPTION

This Parcel contains .051 ACRES of land mainly classified as IMPROVED SEL with a(n) MX USE < 9 Building Built about 1910, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 7 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

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: 8116				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 / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Inftu	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
931	IMPROVED S		2240		SQUARE FESITE			0	0.9	10.000	EP									20,160						20,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
931	14,200		0.051	20,200	34,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 3.84							
/Parcel: 3.84							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	931	FV	14,200	0	.051	20,200	34,400	34,400		9/25/2012
2012	931	FV	14,600	0	.051	20,200	34,800	34,800		2/10/2012
2011	931	FV	14,600	0	.051	20,200	34,800	34,800	Year End Roll	1/18/2011
2010	931	FV	14,600	0	.051	20,200	34,800	34,800	Year End	2/23/2010
2010	903	PC	13,900	0	.051	15,200	29,100	29,100	PRIOR TO 2010 CALC CT-3/2/2009	
2009	903	FV	13,900	0	.051	15,200	29,100	29,100	2009 COMMITMENT	1/13/2009
2008	903	FV	13,900	0	.051	15,200	29,100	29,100		1/30/2008
2007	013	FV	48,900	0	.051	15,200	64,100	64,100	year end	5/3/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HIGH ST TRUST 5	16785-271	FJ	7/2/2007	INVOLVED GOV		1	No	No		
HIGH ST TRUST 5	16785-271	FJ	7/2/2007	INVOLVED GOV		1	No	No		
	1496 -0396		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
8/7/2007	FIELDREV CHG	246	D BRUNELLE
1/4/1994	MEASURED	185	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.05142 Total SF/SM: 2239.86 Parcel LUC: 931 IMPROVED SEL Prime NB Desc: EARLY PR

Total: 20,160 Spl Credit: Total: 20,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

brunelle

2012

EXTERIOR INFORMATION

Type: 100 - MX USE < 9
 Sty Ht: 4 - 4
 (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:

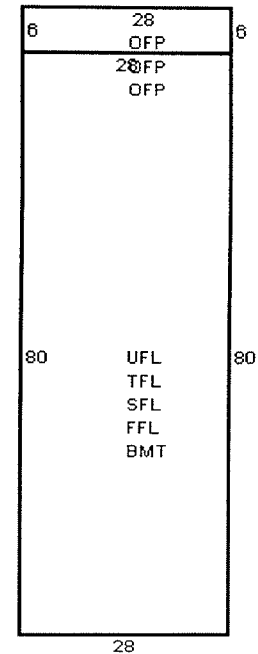
BATH FEATURES

Full Bath: 7 Rating: AVERAGE
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: 1 Rating: AVERAGE
 A HBth: Rating:
 OthrFix: Rating:

COMMENTS

RENO 60% COMPLETE VACANT MAIN PHARMACY BOARDED UP 8/97/ ABS 6-95/ TT PENDING TT#912918.

SKETCH



GENERAL INFORMATION

Grade: E - VERY POOR
 Year Bilt: 1910 Eff Yr Bilt:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

OTHER FEATURES

Kits: 7 Rating: AVERAGE
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: Rating:

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units 1
 Level FY LR DR D K FR RR BR FB HB L O
 Other
 Upper
 Lvl 2
 Lvl 1
 Lower
 Totals RMS: 4 BRs: 2 Baths: 7 HB: 1

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
1	4	2	1
Totals			
1	4	2	

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 2 - PLASTER
 Sec Int Wal: %
 Partition: T - TYPICAL
 Prim Floors: 2 - SOFTWOOD
 Sec Floors: %
 Bsmnt Fir:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 5 - MINIMAL
 Int vs Ext: S
 Heat Fuel: 2 - GAS
 Heat Type: 1 - FORCED H/A
 # Heat Sys: 8
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal: 0 % Sprinkled

DEPRECIATION

Phys Cond: VP - Very Poor 70.0%
 Functional: P - XS DPR 80.0%
 Economic: %
 Special: %
 Override: %
 Total: 94%

CALC SUMMARY

Basic \$ / SQ: 44.00
 Size Adj.: 0.68035716
 Const Adj.: 0.94070596
 Adj \$ / SQ: 28.161
 Other Features: 105500
 Grade Factor: 0.65
 Neighborhood Inf: 0.97000003
 LUC Factor: 1.00
 Adj Total: 236692
 Depreciation: 222490
 Depreciated Total: 14202

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	1.58	
Special Features:	0	Val/Su Net:	1.21	
Final Total:	14200	Val/Su SzAd:	1.58	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,240	5.630	12,616	
FFL	1ST FLOOR	2,240	28.160	63,080	
SFL	2ND FLOOR	2,240	28.160	63,080	
TFL	3RD FLOOR	2,240	28.160	63,080	
UFL	UPPR FLOOR	2,240	28.160	63,080	
OFF	OPEN PORCH	504	9.860	4,968	
Net Sketched Area:		11,704	Total:	269,904	
Size Adj	8960	Gross Area	11704	FinArea	8960

SUB AREA DETAIL

Code	Description	Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100 RTL				50 A		1
SFL	100 PUF				100 A		0
TFL	100 PUF				100 A		0
UFL	100 PUF				100 A		0

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

M B P 010-01-020

IMAGE

AssessPro Patriot Properties, Inc

