

Table II-12 – Holyoke and Hampden County: Trends in Businesses by Industry Sectors

Number of Businesses by Industry Sectors	CITY OF HOLYOKE					HAMPDEN COUNTY				
	2001	2008	% Chg	3Q-09	% Chg	2001	2008	% Chg	3Q-09	% Chg
Total, All Industries	1,233	1,559	26%	1,622	4%	12,072	14,457	20%	14,621	1%
Utilities	9	9	0%	9	0%	27	29	7%	30	3%
Construction	53	55	4%	56	2%	879	1,042	19%	1,012	-3%
Manufacturing	93	84	-10%	86	2%	792	665	-16%	661	-1%
Wholesale Trade	49	39	-20%	36	-8%	606	548	-10%	525	-4%
Retail Trade	244	231	-5%	223	-3%	1,659	1,519	-8%	1,508	-1%
Transportation & Warehousing	13	8	-38%	8	0%	271	280	3%	270	-4%
Information	10	13	30%	12	-8%	150	136	-9%	136	0%
Finance and Insurance	37	44	19%	48	9%	525	525	0%	521	-1%
Real Estate; Rental & Leasing	52	52	0%	47	-10%	392	410	5%	391	-5%
Professional & Technical Service	59	72	22%	68	-6%	905	919	2%	891	-3%
Management of Companies et al	7	8	14%	9	13%	64	62	-3%	62	0%
Administrative & Waste Services	35	37	6%	34	-8%	561	561	0%	542	-3%
Educational Services	17	16	-6%	16	0%	158	195	23%	196	1%
Health Care & Social Assistance	140	124	-11%	123	-1%	1,045	1,019	-2%	1,036	2%
Arts, Entertainment, & Recreation	11	13	18%	14	8%	164	156	-5%	159	2%
Accommodation & Food Services	87	88	1%	86	-2%	870	909	4%	905	0%
Other Services, Ex. Public Admin	303	651	115%	731	12%	2,761	5,211	89%	5,501	6%
Public Administration	14	14	0%	15	7%	198	220	11%	229	4%

Source: ME EOL&WD and RKG Associates, Inc.

Table II-13 – Average Weekly Wage in Holyoke & Comparative Areas (2008)

Average Weekly WAGE (2008)	Holyoke	Hamden County	Massach- usetts
All Sectors - AVG Wage	\$696	\$811	\$1,092
Utilities	\$1,969	\$1,602	\$1,712
Construction	\$1,041	\$1,052	\$1,178
Manufacturing	\$911	\$973	\$1,327
Wholesale Trade	\$921	\$1,035	\$1,479
Retail Trade	\$389	\$486	\$532
Transportation & Warehousing	\$628	\$869	\$899
Information	\$726	\$1,063	\$1,590
Finance and Insurance	\$987	\$1,635	\$2,286
Real Estate; Rental & Leasing	\$630	\$711	\$1,086
Professional & Technical Services	\$973	\$1,116	\$1,855
Management of Companies et al	\$1,450	\$1,472	\$1,934
Administrative & Waste Services	\$515	\$515	\$744
Educational Services	\$662	\$804	\$977
Health Care and Social Assistance	\$756	\$853	\$958
Arts, Entertainment, and Recreation	\$335	\$342	\$655
Accommodation and Food Services	\$281	\$273	\$371
Other Services, Ex. Public Admin	\$358	\$400	\$542
Public Administration	\$947	\$996	\$1,108
Source: ME EOL&WD and RKG Associates, Inc.			

Table II-14 – Holyoke: Potential Capture of Statewide Employment Forecast & Building Demand (2010 – 2016)

Industry Sector and Building Type/Use	Forecasted Change in MA Employment (2010-2016)	Holyoke Capture & Employment				Potential Bldg Demand (SF)	
		Low	High	Low	High	Low	High
Industrial/Flex Bldgs [1]	(22,194)	1.11%	0.85%	(246)	(189)	(184,337)	(141,385)
Utilities	(432)	4.10%	4.95%	(21)	(18)	(16,044)	(13,295)
Construction	(2,580)	0.39%	0.58%	(15)	(10)	(11,169)	(7,593)
Manufacturing	(24,792)	0.73%	0.90%	(223)	(180)	(167,390)	(134,886)
Wholesale Trade	2,340	0.33%	0.40%	8	9	5,714	7,041
Transportation and WHS	3,270	0.19%	0.30%	6	10	4,552	7,349
Office/Flex; Institutional [2]	126,138	0.58%	0.68%	733	857	256,486	299,938
Information	4,278	0.09%	0.16%	4	7	1,301	2,467
Finance and Insurance	3,552	0.22%	0.31%	8	11	2,749	3,804
Real Estate	696	0.47%	0.69%	3	5	1,145	1,675
Professional and Technical	37,116	0.18%	0.22%	66	81	23,006	28,455
Management of Companies et al	1,200	0.29%	0.35%	3	4	1,218	1,483
Administration & Waste Services	12,924	0.27%	0.29%	35	37	12,402	13,106
Educational Service	10,998	0.75%	0.92%	83	102	28,972	35,574
Health Care & Social Assistance	50,214	0.99%	1.15%	499	576	174,512	201,692
Public Administration	5,160	0.62%	0.65%	32	33	11,182	11,681
Commercial Buildings [3]	18,162	0.45%	0.64%	82	117	40,813	58,290
Retail Trade	(3,300)	1.08%	1.33%	(44)	(36)	(21,940)	(17,893)
Arts & Entertainment	4,266	0.19%	0.30%	8	13	4,042	6,392
Accommodations & Food Services	12,030	0.61%	0.76%	73	91	36,725	45,567
Other Services	5,166	0.85%	0.94%	44	48	21,986	24,224
Total Employment	122,106	0.47%	0.64%	569	785	112,962	216,843
[1] Building demand factored at 750 SF per employee; [2] 350 SF per employee; [3] 500 SF per employee Source: ME EOL&WD; Urban Land Institute and RKG Associates, Inc.							

Table II-15 – City Center & Holyoke: Business Licenses By Type

Census Tract	Constructi on Related	Ind/WHS /Trucking	Auto Related	Retail	Dining & Drink Establishment	Service Businesses	Other	Total	% of Total
8114	0	1	9	4	3	2	0	19	3%
8115	2	11	11	13	3	8	2	50	7%
8116	4	2	16	15	7	9	2	55	9%
8117	2	3	5	37	11	30	10	98	17%
Center City	8	17	41	69	24	49	14	222	37%
% of Total	4%	8%	18%	31%	11%	22%	6%	100%	
Total	29	31	68	218	55	154	45	600	100%
% of Total	5%	2%	12%	36%	9%	27%	8%	100%	
Source: City of Holyoke & RKG Associates, Inc.									

Table II-16 – City of Holyoke: Major Employers by Industry and Area

	Center City	Total	% of Total
Local Government	900	1,200	75%
Retail		3,545	0%
Holoke Mall		3,100	
Holyoke Crossing		275	
Stop & Shop		170	
Health Care/Serv.	225	3,245	7%
Holoke Medical Center		1,287	
BayState Health Systems		425	
Holyoke Soldiers Home		358	
Providence Behavioral HC		345	
Holyoke Rehabilitation		335	
Holyoke Health Center	225	225	
Mount St. Vincent		150	
Holyoke Geriatric		120	
Education		800	0%
Holyoke CC		800	
Finance		287	0%
People's Bank		144	
American Honda Finance		143	
Construction		200	0%
O'Connell's Engineering		200	
Business Service		64	0%
AM Lithography		40	
Mansir Printing		24	
MFG/Dist/WHS & Ind.	1,253	2,330	54%
ISO New England		466	
Hazen Paper	174	174	
Holyoke Gas & Electric	152	152	
US Tsubaki	150	150	
Edaron, Inc.		130	
Hampden Papers	104	104	
University Products	100	100	
Sonoco Products	97	97	
Lighthouse Industries		86	
Marox Corporation		80	
Sonoco Products	76	76	
Sealed Air Corporation		65	
Universal Plastics		65	
Conklin Office Furniture	62	62	
Holyoke News		60	
New A.D.E.		50	
ES Sports	50	50	
GMI-Gregory	50	50	
New England Archives		50	
Aegis Energy	45	45	
International Containers	45	45	
CAR Products	30	30	
Horizon Solutions		25	
Klein Industries	25	25	
Neu Tradition	25	25	
Ruwac	16	16	
Creative Chemical	15	15	
Environmental IntegrityCo	15	15	
Northeast Converters	15	15	
Dupont Packaging	7	7	
Total	2,378	11,671	20%

Source: City of Holyoke & RKG Associates, Inc.

E. Tax Base Characteristics and Trends

Table II-17 – Holyoke: Changes in Number of Tax Parcels

Use	1990	2000	2010	% Change		AVG Annual # Change	
				1990-2000	2000-2010	1990-2000	2000-2010
Residential	8,199	8,289	8,543	1.1%	3.1%	9.0	25.4
Single Family	4,971	5,120	5,305	3.0%	3.6%	14.9	18.5
Multi Family [1]	1,588	1,552	1,588	-2.3%	2.3%	(3.6)	3.6
Condominiums	200	309	454	54.5%	46.9%	10.9	14.5
Apartments [2]	358	347	312	-3.1%	-10.1%	(1.1)	(3.5)
Misc. Residential	0	23	22	--	-4.3%	2.3	(0.1)
Vacant Land	1,082	938	862	-13.3%	-8.1%	(14.4)	(7.6)
Commercial	760	720	681	-5.3%	-5.4%	(4.0)	(3.9)
Industrial	413	408	268	-1.2%	-34.3%	(0.5)	(14.0)
Mixed Use	261	265	242	1.5%	-8.7%	0.4	(2.3)
Total	9,633	9,682	9,734	0.5%	0.5%	4.9	5.2

[1] 2 & 3 Family; [2] 4 units or more
Source: MA DLS & RKG Associates, Inc.

Table II-18 – Holyoke: Trends in Assessment (1990 – 2010)

Use	Assessed Value (in actual \$ millions)			
	1990	2000	2008	2010
Residential	\$998.94	\$749.54	\$1,582.41	\$1,524.87
Commercial	\$307.58	\$323.26	\$468.72	\$487.01
Industrial	\$160.67	\$116.80	\$111.17	\$86.16
Subtotal	\$1,467.19	\$1,189.61	\$2,162.30	\$2,098.04
Personalty	\$13.87	\$109.12	\$36.07	\$68.86
Total	\$1,481.06	\$1,298.73	\$2,198.37	\$2,166.90
Consumer Price Index (CPI)	136.30	182.80	233.08	237.99
Use	Percent Change between Periods			AVG Annual 1990-2010
	1990-2000	2000-2008	2008-2010	
Residential	-25.0%	111.1%	-3.6%	2.1%
Commercial	5.1%	45.0%	3.9%	2.3%
Industrial	-27.3%	-4.8%	-22.5%	-3.1%
Subtotal	-18.9%	81.8%	-3.0%	1.8%
Personalty	686.8%	-66.9%	90.9%	8.3%
Total	-12.3%	69.3%	-1.4%	1.9%
Consumer Price Index (CPI)	34.1%	27.5%	2.1%	2.8%

Source: MA DLS; US Bureau of Labor Statistics & RKG Associates, Inc.

Table II-19- Holyoke: Trends in the Tax Rate

Fiscal Year	Residential	C-I-P [1]
1990	\$7.82	\$16.09
2000	\$15.93	\$32.10
2008	\$13.75	\$33.98
2010	\$14.98	\$36.54
% Change		
1990-2000	104%	100%
2000-2008	-14%	6%
2000-2010	9%	8%
1990-2010	92%	127%
[1] Commercial-Industrial-Personalty		
Source: MA DLS & RKG Associates, inc.		

Table II-20 – Holyoke and Adjacent Communities: Tax Rate Comparison (2010)

Community	Equalized Tax Rates (FY-2010) [1]			
	Residential	Commercial	Industrial	Personalty
Holyoke	\$14.23	\$34.71	\$35.44	\$36.54
Springfield	\$17.94	\$34.93	\$34.93	\$39.25
West Springfield	\$15.52	\$34.00	\$34.34	\$34.69
Chicopee	\$13.08	\$28.37	\$28.37	\$28.95
Westfield	\$13.95	\$27.17	\$27.17	\$28.60
Agawam	\$12.42	\$25.18	\$25.99	\$27.07
Ludlow	\$13.93	\$13.93	\$13.93	\$14.82
South Hadley	\$13.29	\$13.29	\$13.29	\$13.99
Southampton	\$12.36	\$12.36	\$12.36	\$12.36
Northampton	\$12.13	\$11.76	\$11.76	\$12.64
Easthampton	\$11.54	\$11.54	\$11.54	\$12.41
Hadley	\$8.76	\$8.76	\$8.76	\$9.32
[1] Determined by multiplying local tax rate by equalization ratio				
<i>Italics - Lowest; Bold - Highest</i>				
Source: MA DLS & RKG Associates, Inc.				

F. Center City Supply and Assessment and Owner Characteristics

Table II-21 – Center City: Assessment Characteristics by Tracts and City Comparison (FY-2010)

Parcel Count						% of Center City					Center City
	8114	8115	8116	8117	Center City	Holyoke	8114	8115	8116	8117	% of Holyoke
Type											
Residential	228	106	321	117	772	8,228	30%	14%	42%	15%	9%
Commercial	64	111	94	136	405	684	16%	27%	23%	34%	59%
Industrial	50	108	31	22	211	275	24%	51%	15%	10%	77%
Taxable	342	325	446	275	1,388	9,227	25%	23%	32%	20%	15%
Tax Exempt	101	116	151	123	491	877	21%	24%	31%	25%	56%
Total	443	441	597	398	1,879	10,104	24%	23%	32%	21%	19%
Acres						% of Center City					Center City
Type	8114	8115	8116	8117	Center City	Holyoke	8114	8115	8116	8117	% of Holyoke
Residential	30	17	38	27	112	4,042	27%	15%	34%	24%	3%
Commercial	18	20	17	24	79	570	22%	26%	22%	31%	14%
Industrial	58	58	33	26	174	608	33%	33%	19%	15%	29%
Taxable	105	95	89	77	365	5,994	29%	26%	24%	21%	6%
Tax Exempt	84	66	82	108	339	7,086	25%	19%	24%	32%	5%
Total	190	160	170	185	705	14,462	27%	23%	24%	26%	5%
Gross Bldg Area						% of Center City					Center City
Type	8114	8115	8116	8117	Center City	Holyoke	8114	8115	8116	8117	% of Holyoke
Residential	1,173,728	1,127,436	2,225,766	1,403,263	5,930,193	34,402,744	20%	19%	38%	24%	17%
Commercial	458,027	473,995	575,935	1,306,160	2,814,117	8,503,751	16%	17%	20%	46%	33%
Industrial	2,166,808	3,115,324	2,039,886	1,794,106	9,116,124	10,834,526	24%	34%	22%	20%	84%
Taxable	3,798,563	4,716,755	4,841,587	4,503,529	17,860,434	53,835,546	21%	26%	27%	25%	33%
Tax Exempt	955,581	460,617	1,022,210	1,464,561	3,902,969	7,457,991	24%	12%	26%	38%	52%
Total	4,754,144	5,177,372	5,863,797	5,968,090	21,763,403	61,293,537	22%	24%	27%	27%	36%
Finished (Living) Area						% of Center City					Center City
Type	8114	8115	8116	8117	Center City	Holyoke	8114	8115	8116	8117	% of Holyoke
Residential	785,595	813,187	1,544,772	1,025,115	4,168,668	20,096,491	19%	20%	37%	25%	21%
Commercial	345,173	362,166	449,451	946,755	2,103,545	7,278,585	16%	17%	21%	45%	29%
Industrial	1,516,477	2,391,440	1,523,982	1,429,656	6,861,555	8,422,109	22%	35%	22%	21%	81%
Taxable	2,647,245	3,566,792	3,518,205	3,401,525	13,133,768	35,863,952	20%	27%	27%	26%	37%
Tax Exempt	785,064	363,865	835,006	1,202,796	3,186,731	6,197,242	25%	11%	26%	38%	51%
Total	3,432,309	3,930,658	4,353,210	4,604,321	16,320,499	42,061,194	21%	24%	27%	28%	39%

Table II-22 – Center City: Other Assessment Characteristics

% Finished							% of Center City				Center City
	8114	8115	8116	8117	Center City	Holyoke	8114	8115	8116	8117	% of Holyoke
Type	8114	8115	8116	8117	Center City	Holyoke	8114	8115	8116	8117	% of Holyoke
Residential	67%	72%	69%	73%	70%	58%	95%	103%	99%	104%	120%
Commercial	75%	76%	78%	72%	75%	86%	101%	102%	104%	97%	87%
Industrial	70%	77%	75%	80%	75%	78%	93%	102%	99%	106%	97%
Taxable	70%	76%	73%	76%	74%	67%	95%	103%	99%	103%	110%
Tax Exempt	82%	79%	82%	82%	82%	83%	101%	97%	100%	101%	98%
Total	72%	76%	74%	77%	75%	69%	96%	101%	99%	103%	109%
Total Assessment							% of Center City				Center City
Type	8114	8115	8116	8117	Center City	Holyoke	8114	8115	8116	8117	% of Holyoke
Residential	\$33,899,300	\$23,465,560	\$54,966,828	\$44,482,000	\$156,813,688	\$1,501,062,076	22%	15%	35%	28%	10%
Commercial	\$4,809,100	\$8,463,940	\$10,067,300	\$24,463,500	\$47,803,840	\$474,061,316	10%	18%	21%	51%	10%
Industrial	\$13,959,412	\$19,706,300	\$9,435,100	\$5,270,935	\$48,371,747	\$87,248,352	29%	41%	20%	11%	55%
Taxable	\$52,667,812	\$51,635,800	\$74,469,228	\$74,216,435	\$252,989,275	\$2,067,276,371	21%	20%	29%	29%	12%
Tax Exempt	\$21,811,400	\$22,713,400	\$41,981,614	\$53,846,000	\$140,352,414	\$435,653,014	16%	16%	30%	38%	32%
Total	\$74,479,212	\$74,349,200	\$116,450,842	\$128,062,435	\$393,341,689	\$2,502,929,385	19%	19%	30%	33%	16%
Total Assessment/Acre							% of Center City				Center City
Type	8114	8115	8116	8117	Center City	Holyoke	8114	8115	8116	8117	% of Holyoke
Residential	\$1,135,586	\$1,404,290	\$1,431,498	\$1,631,324	\$1,397,287	\$371,398	81%	101%	102%	117%	376%
Commercial	\$271,192	\$415,562	\$587,880	\$1,008,612	\$601,457	\$831,676	45%	69%	98%	168%	72%
Industrial	\$242,407	\$342,572	\$285,715	\$206,623	\$278,569	\$143,520	87%	123%	103%	74%	194%
Taxable	\$500,780	\$545,821	\$841,026	\$963,451	\$692,455	\$344,904	72%	79%	121%	139%	201%
Tax Exempt	\$258,213	\$346,564	\$514,965	\$499,020	\$413,487	\$61,477	62%	84%	125%	121%	673%
Total	\$392,735	\$464,274	\$684,728	\$692,471	\$558,100	\$173,065	70%	83%	123%	124%	322%
Total Assessment/Finished Bldg SF							% of Center City				Center City
Type	8114	8115	8116	8117	Center City	Holyoke	8114	8115	8116	8117	% of Holyoke
Residential	\$43.2	\$28.9	\$35.6	\$43.4	\$37.6	\$74.7	115%	77%	95%	115%	50%
Commercial	\$13.9	\$23.4	\$22.4	\$25.8	\$22.7	\$65.1	61%	103%	99%	114%	35%
Industrial	\$9.2	\$8.2	\$6.2	\$3.7	\$7.0	\$10.4	131%	117%	88%	52%	68%
Taxable	\$19.9	\$14.5	\$21.2	\$21.8	\$19.3	\$57.6	103%	75%	110%	113%	33%
Tax Exempt	\$27.8	\$62.4	\$50.3	\$44.8	\$44.0	\$70.3	63%	142%	114%	102%	63%
Total	\$21.7	\$18.9	\$26.8	\$27.8	\$24.1	\$59.5	90%	78%	111%	115%	41%

Table II-23 – Center City: Ownership by Total Amount of Acres (3 acres or more)

OWNER	8114	8115	8116	8117	Total	% of Total
HOLYOKE CITY OF	59.6	45.6	42.6	75.9	223.7	54%
HOLYOKE HOUSING AUTHORITY	4.9	2.3	8.7	5.9	21.8	5%
MASSACHUSETTS COMMONWEALTH OF		8.1	4.8	6.9	19.8	5%
PAN AM SOUTHERN LLC	5.9	6.9		5.8	18.6	4%
SONOCO PRODUCTS COMPANY	8.1	7.5			15.6	4%
QUANTUM PROPERTIES LLC	12.2				12.2	3%
SEARLES ASSOCIATES LLC	9.7				9.7	2%
ROMAN CATHOLIC BISHOP	3.8	0.8		4.2	8.7	2%
OPEN SQUARE PROPERTIES, LLC				8.6	8.6	2%
GREYHOUND REALTY GROUP LLC				6.6	6.6	2%
PIONEER VALLEY RR			6.1		6.1	1%
EDARON INC		5.2			5.2	1%
NATIONAL VULCANIZED			4.6		4.6	1%
LYMAN ASSOC LTD PSHIP				4.5	4.5	1%
OLDE HOLYOKE DEVELOPMENT CORP	4.5				4.5	1%
NORTHEAST CONVERTERS, INC	4.5				4.5	1%
WARWICK ASSOC INC	4.3				4.3	1%
ARMORY HILL INDUSTRIAL PARK	4.3				4.3	1%
60 JACKSON ST WAREHOUSE CORP			4.2		4.2	1%
HAZEN PAPER CO		4.2			4.2	1%
SPARTAN NOMINEE REALTY TRUST				3.7	3.7	1%
VSS, LLC			3.6		3.6	1%
SULLIVAN WILLIAM F	3.6				3.6	1%
FRANKIE CHIPS ASSOC, INC				3.4	3.4	1%
CURRAN JAMES A				3.3	3.3	1%
E & M REALTY CORP				3.2	3.2	1%
UNIVERSITY PRODUCTS INC		3.1			3.1	1%
Total	125	84	75	132	416	100%
Source: City of Holyoke & RKG Associates, Inc.						

Table II-24 – Center City: Ownership by Residential Units (40 units or more)

OWNER	8114	8115	8116	8117	Total
HOLYOKE HOUSING AUTHORITY	172	51	202	231	656
HOLYOKE CITY OF			50	457	507
SARGEANT WEST APARTMENTS II	114		54		168
SOUTH CANAL LTD PARTNERSHIP		131			131
OLDE HOLYOKE DEVELOPMENT CORP	122				122
COCEL REALTY TRUST		114			114
SHNAYDER ILYA M			105		105
PULASKI HEIGHTS INC				101	101
PROSPECT HEIGHTS				96	96
WINDSOR REALTY, LLC			30	40	70
CONTEMPORARY APARTMENTS INC	32		38		70
69 SUFFOLK STREET LLC				70	70
NORTHEAST APARTMENTS II	69				69
TRANSCRIPT/CALEDONIAN CORP				67	67
SOUTH CITY HOUSING		67			67
OPEN SQUARE PROPERTIES, LLC				62	62
ELMS INC THE				54	54
HAMPSHIRE PINE II LIMITED			50		50
ESSEX HOUSE LLC			50		50
690 DWIGHT STREET LLC				49	49
SOUTH HOLYOKE HOUSING		48			48
ADAR INVESTMENTS, LLC			48		48
HIGH STREET HOLYOKE				44	44
VERANO APARTMENTS LIMITED PSHIP		43			43
LYMAN ASSOC LTD PSHIP				43	43
NAVIAH ESSEX, LLC			42		42
THEOCLES CHARLES A			40		40
Total	509	454	709	1,314	2,986
Source: City of Holyoke & RKG Associates, Inc.					

Table II-25– Center City: Ownership by Building Area in Square Feet (100,000 SF or more)

OWNER	8114	8115	8116	8117	Total
HOLYOKE CITY OF	252,989	190,487	384,235	576,492	1,404,203
HOLYOKE HOUSING AUTHORITY	222,276		246,435	254,590	723,301
OPEN SQUARE PROPERTIES, LLC				695,655	695,655
QUANTUM PROPERTIES LLC	636,391				636,391
ARMORY HILL INDUSTRIAL PARK	395,768				395,768
NATIONAL VULCANIZED			360,452		360,452
SONOCO PRODUCTS COMPANY	112,352	247,208			359,560
CANAL WORKS BUSINESS & INDUSTRIAL CENTER LLC			356,052		356,052
HAZEN PAPER COMPANY		292,161			292,161
VSS, LLC			285,106		285,106
HAMPDEN GLAZED PAPER + CARD		284,897			284,897
47 JACKSON ST, LLC		262,867			262,867
SPECIALTY LOOSE LEAF, INC.		260,050			260,050
WARWICK ASSOC INC	233,040				233,040
SPARTAN NOMINEE REALTY TRUST				229,730	229,730
CABOT MILL REALTY, LLC			216,740		216,740
FRANKIE CHIPS ASSOC, INC				211,441	211,441
SOUTH CANAL LTD PARTNERSHIP		199,484			199,484
B+C REALTY TRUST		183,642			183,642
E + L CORPORATION	174,764				174,764
OLDE HOLYOKE DEVELOPMENT CORP	169,972				169,972
UP WITH DOWNTOWN INC			168,074		168,074
NORTHEAST CONVERTERS, INC	163,471				163,471
CURRAN JAMES A				155,912	155,912
SEARLES ASSOCIATES LLC	153,114				153,114
SHNAYDER ILYA M			134,812		134,812
EDARON INC		127,152			127,152
ARMORY CAPITAL CORP		123,108			123,108
SARGEANT WEST APARTMENTS II	121,721				121,721
LYMAN ASSOC LTD PSHIP				119,447	119,447
W B C REALTY TRUST		117,043			117,043
ROMAN CATHOLIC BISHOP				110,310	110,310
PEARSON-VALLEY DEVELOPMENT	109,355				109,355
SCOT LEASING PROPERTIES, LLC		108,448			108,448
IO,IO REALTY CORP			106,932		106,932
HOLYOKE HC, LLC				106,762	106,762
IB PROPERTY HOLDINGS, LLC	106,586				106,586
Total	2,851,799	2,396,547	2,258,838	2,460,339	9,967,523
Source: City of Holyoke & RKG Associates, Inc.					

Table II-26 – Center City: Ownership by Total Assessment (\$2 million or more)

OWNER	8114	8115	8116	8117	Total
HOLYOKE CITY OF	\$7,906,200	\$13,669,900	\$15,671,487	\$21,865,600	\$59,113,187
HOLYOKE HOUSING AUTHORITY	\$6,216,800	\$2,141,100	\$9,277,727	\$6,909,000	\$24,544,627
ROMAN CATHOLIC BISHOP	\$2,738,700	\$1,148,200		\$6,476,100	\$10,363,000
SONOCO PRODUCTS COMPANY	\$3,285,700	\$1,879,700			\$5,165,400
SARGEANT WEST APARTMENTS II	\$3,101,400		\$1,459,500		\$4,560,900
MASSACHUSETTS COMMONWEALTH OF				\$4,476,500	\$4,476,500
PROSPECT HEIGHTS				\$4,272,400	\$4,272,400
OLDE HOLYOKE DEVELOPMENT CORP	\$4,176,400				\$4,176,400
SOUTH CANAL LTD PARTNERSHIP		\$3,808,400			\$3,808,400
PULASKI HEIGHTS INC				\$3,266,300	\$3,266,300
SHNAYDER ILYA M			\$3,041,600		\$3,041,600
WARWICK ASSOC INC	\$2,918,700				\$2,918,700
ST JEROME CATHOLIC ASSOCIATION				\$2,891,700	\$2,891,700
SECOND CONGREGATIONAL CHURCH			\$2,783,400		\$2,783,400
EDARON INC		\$2,648,000			\$2,648,000
SOUTH CITY HOUSING		\$2,595,400			\$2,595,400
WINDSOR REALTY, LLC	\$694,500		\$730,600	\$1,108,700	\$2,533,800
LYMAN ASSOC LTD PSHIP				\$2,469,600	\$2,469,600
SULLIVAN WILLIAM F	\$1,942,600		\$525,500		\$2,468,100
FAIRNESS GROUP LLC THE				\$2,448,900	\$2,448,900
PUERTA DE LA ESPERANZA		\$2,394,700			\$2,394,700
UNITED STATES OF AMERICA				\$2,316,100	\$2,316,100
TRANSCRIPT/CALEDONIAN CORP				\$2,220,600	\$2,220,600
DB, LLC	\$604,400	\$855,200	\$714,200		\$2,173,800
VOCES DE ESPERANZA LTD CORP/PSHIP			\$2,169,800		\$2,169,800
HOLYOKE HC, LLC				\$2,056,800	\$2,056,800
OPEN SQUARE PROPERTIES, LLC				\$2,027,300	\$2,027,300
Total	\$33,585,400	\$31,140,600	\$36,373,814	\$64,805,600	\$165,905,414
Source: City of Holyoke & RKG Associates, Inc.					

Table II-27 – Center City: Ownership by Total Assessment (Excluding Tax Exempt)

TYPE/OWNER	8114	8115	8116	8117	Total
MIXED-USE			\$2,202,900	\$1,860,800	\$4,063,700
SHNAYDER ILYA M			\$2,202,900		\$2,202,900
69 SUFFOLK STREET LLC				\$1,860,800	\$1,860,800
APARTMENTS	\$7,047,700	\$4,983,800	\$1,555,500	\$9,650,600	\$23,237,600
PROSPECT HEIGHTS				\$4,272,400	\$4,272,400
SOUTH CANAL LTD PARTNERSHIP		\$3,572,300			\$3,572,300
PULASKI HEIGHTS INC				\$3,266,300	\$3,266,300
OLDE HOLYOKE DEVELOPMENT CORP	\$3,155,600				\$3,155,600
SARGEANT WEST APARTMENTS II	\$2,450,500				\$2,450,500
LYMAN ASSOC LTD PSHIP				\$2,111,900	\$2,111,900
VOCES DE ESPERANZA LTD PSHIP			\$1,555,500		\$1,555,500
NORTHEAST APARTMENTS II	\$1,441,600				\$1,441,600
SOUTH CITY HOUSING		\$1,411,500			\$1,411,500
OFFICE				\$2,448,900	\$2,448,900
FAIRNESS GROUP LLC THE				\$2,448,900	\$2,448,900
INDUSTRIAL	\$6,108,668	\$8,266,500		\$1,869,200	\$16,244,368
SONOCO PRODUCTS COMPANY	\$3,149,600	\$1,677,600			\$4,827,200
EDARON INC		\$2,648,000			\$2,648,000
SEARLES ASSOCIATES LLC	\$1,877,868				\$1,877,868
OPEN SQUARE PROPERTIES, LLC				\$1,869,200	\$1,869,200
HAMPDEN GLAZED PAPER + CARD		\$1,440,000			\$1,440,000
UNIVERSITY PRODUCTS INC		\$1,362,300			\$1,362,300
HAMPDEN PAPERS INC		\$1,138,600			\$1,138,600
E + L CORPORATION	\$1,081,200				\$1,081,200
TOTAL	\$13,156,368	\$13,250,300	\$3,758,400	\$15,829,500	\$45,994,568
Source: City of Holyoke & RKG Associates, Inc.					

G. Available Commercial Buildings

Table II-28 – Holyoke and Center City: Available Commercial and Industrial Buildings

Available Space by Use	# of Listing			Available Bldg SF		
	Holyoke	Center City	C.C. as % of City	Holyoke	Center City	C.C. as % of City
Industrial	24	20	83%	1,131,406	1,030,062	91%
Office [1]	32	22	69%	483,314	399,771	83%
Retail [1]	16	7	44%	363,367	152,029	42%
Hotel [1]	1	1	100%	60,000	60,000	100%
Total	73	50	68%	2,038,087	1,641,862	81%

[1] Includes 339,310 SF at Open Square in Center City proposed for Office, Retail & Hotel Use

Source: City of Holyoke; Loop Net & RKG Associates, Inc.

Table II-29 – Holyoke and Center City: Available Commercial/Industrial Buildings

Bldg Name	# Street	For Rent Price		For Sale Price		# of Spac	Total Space Available	Property Sub-type:
		Low	High	Asking	\$/SF			
Former Ampad Facility	75 Appleton Street	Neg					100,000	Warehouse
	337 Appleton Street	\$12.00					2,100	Free Standing Bldg
Windship Building	320-330 Appleton Street	\$7.98	\$16.16			3	1,818	Office Building
	620 Beaulieu St	\$5					8,848	Manufacturing
Diamond Water	1 Bigelow St	\$1.50	\$2.50				52,500	Historic Mill w/Canal
	1 Cabot St	Neg					40,000	
Quantum Prop frm Holyoke Catholic	15 Canal St	Neg		\$425,000	\$2.68		158,426	
	50 Chestnut St	Neg					65,000	Class C Downtown
	42 Commercial Street	\$4.29					3,500	Flex Space
	80 Commercial Street			\$ N/D			28,812	Warehouse
Griffin Express	1 Court Plaza	Neg				2	3,000	Office Building
	12-30 Crescent Street			\$390,000	\$5.07		76,880	Manufacturing
	335 Dwight St			Neg			8,550	
	345-363 Dwight St			\$105,000	\$1.28		82,086	Flex Space
	567-573 Dwight St			Neg			14,555	
Canal Place	579-583 Dwight St			Neg			2,700	
	72-100 Front St	\$12.00	\$12.00			2	13,694	Office Building
	134 High Street	Neg					5,000	Office Building
	168 High Street	Neg					1,512	Office Building
	176 High Street	Neg					820	Office Building
	178 High Street	Neg					807	Office Building
	179 High Street	Neg					2,160	
	187 High Street	Neg				6	3,818	Historic Office
	261 High Street	\$12.00	\$12.00			1	5,200	Office Building
	276 High Street			Neg			38,288	8-Story Vacant Bldg
	295 High Street	\$12.00					1,000	
	320 High Street	Neg					2,500	Ground floor
	400 High Street			Neg			35,040	8-Story Apt (49) vac bldg
	132-136 High Street	\$6.00	\$6.00			1	6,000	Creative/Loft
168-187 High Street	\$12.00	\$14.88			5	5,944	Office Building	
fmr Peoples Bank Bldg fmr Circuit City	255-261 High Street	Neg				2	8,300	frm Med Office & Bank
	302-314 High Street	Neg					15,000	Class C - Downtown
	33 Holyoke Street	Neg					32,362	Community Center
	2 Hospital Drive	Neg					3,000	Medical Office
	10 Hospital Drive	Neg		\$69,900	\$75.90		921	Office Condo
	11 Jackson St	Neg					2,500	
	31 Jackson St			\$425,000	\$40.48		10,500	Flex Space
63 Jackson St	Neg					150,000		

Table II-30 – Available Building (Continued)

Bldg Name	# Street	For Rent Price		For Sale Price		# of Spac	Total Space Available	Property Sub-type:	Property Use Type:
		Low	High	Asking	\$/SF:				
	1 Jed Days Landing	\$12.52					4,600	Truck Terminal/ Hub/ Transit	
	98 Lower Westfield Road	\$14.00					7,600	Retail/Office	
Frm Bernie's	101 Lower Westfield Road			Neg			20,381		
Atlas Copco	161 Lower Westfield Road	\$4					60,000	MFG/WHS	
	323 Main Street	\$7.50					1,624	Street Retail	
	344 Main Street	\$12.00	\$12.00			2	2,600	Office Building	
Elco Dress Bldg	532 Main Street	Neg		Neg			42,000	3-story	
	689 Main Street			Neg			10,000	Needs Rehab	
L. Chertoff Memorial Medic	1236 Main Street			\$ N/D			18,500	Medical Office	
	1221-1233 Main Street	Neg					4,472	Class C	
	42-48 Main Street			\$395,000	\$12.91		30,600	Warehouse	Vacant/Owner-User
	256 Maple Street	\$7.17					460		
	17 Nick Cosmos Way	1.95		\$495,000	\$6.77		73,078	Warehouse	Vacant/Owner-User
NTP Republic	425 North Canal St	Neg					20,000	Light Production	
	1548 Northampton Street	Neg					3,500		
	1593 Northampton Street	\$6.00	\$9.60				2,600		
	1767 Northampton Street			\$ N/D			6,300	Medical Office	Vacant/Owner-User
	2211 Northampton Street	Neg					37,885	Community Center	
Holyoke Shopping Center	217-2291 Northampton Street	Neg					15,760	Community Center	
Open Square	Open Square Way	\$8.00					60,000	75 rooms	
Open Square	Open Square Way	\$8.00	\$13.00			2	159,310	Creative/Loft	Office-R&D
Open Square	Open Square Way	\$15.00					120,000		
	120 Pine Street			\$150,000	\$15.66		9,580	Warehouse	Vacant/Owner-User
	210-218 Race Street			\$425,000	\$6.25		68,000	Manufacturing	Net Lease Investme
Friederich Bldg	73 Sargeant St	Neg					50,000	Light Ind/MFG	
South Street Plaza	209 South Street	\$9.00	\$15.00			7	70,500	Strip Center	
fmr Dry Cleaner	361 South Street	Neg					7,200		
	642 South Summer St	Neg					28,600		
Suffolk Center/Bank of Ame	56 Suffolk Street	\$7.00	\$9.00			6	25,000	Office Building	
West Holyoke Plaza	250-274 Westfield Road	\$12.00		\$2,500,000		1	9,650	Strip Center	
	104 Whiting Farms Road			\$995,000	\$35.67		27,896	Manufacturing	Vacant/Owner-User
United Innovations	120 Whiting Farms Road	\$15					12,000		
Peoples Bank Building	330 Whitney Avenue	Neg					21,250	Office Building	
	489 Whitney Avenue	Neg					11,000	Class B office	
	68 Winter St	\$4.40					3,000		
							Acres		
Industrial Park at Crossroads	301 Kelly Way			\$ N/D			2.8	Industrial-Business Park	Single
Industrial Park at Crossroads	351 Kelly Way			\$ N/D			4.35	Industrial-Business Park	Investment
Industrial Park at Crossroads	1101 Kelly Way			\$ N/D			9.35	Industrial-Business Park	
Industrial Park at Crossroads	800 Kelly Way			\$ N/D			7.02	Industrial-Business Park	
Industrial Park at Crossroads	901 Kelly Way			\$ N/D			16.72	Industrial-Business Park	
Industrial Park at Crossroads	Whiting Farms Rd/Sullivan Rd			\$ N/D			11		
Build to Suit	115 Whiting Farms Ro	\$14					5	Flex Space Prop/UC	
Holyoke Shopping Center	2217-2291 Northampton St.			\$ N/D			0.17	Retail Other	Pad Site
Springdale Industrial Park	Berkshire St						2		
Springdale Industrial Park	Meadow St						4		

H. Residential Development Trends

Table II-31 - Center City & Holyoke: Market/Taxable Housing Production by Type & Decade

City of Holyoke	1979-1988	1989-1998	1999-2008	30-Yr Total	30-Yr AVG
Decade Total (Units)	760	406	297	1,463	--
Annual Average (Units)	76	41	30	--	49
Single Family	30	15	19	635	21
Condominiums	11	11	1	233	8
2 & 3 Family	9	5	8	224	7
4 units or more	26	9	8	426	14
AVG Unit Assessment	\$129,657	\$162,143	\$200,315	--	\$153,017
AVG Assessment/SF	\$99	\$118	\$111	--	\$107
Center City	1979-1988	1989-1998	1999-2008	30-Yr Total	30-Yr AVG
Decade Total (Units)	208	125	125	458	--
Annual Average (Units)	21	13	13	--	15
Single Family	0	0	6	66	2
Condominiums	6	0	0	64	2
2 & 3 Family	7	4	5	166	6
4 units or more	8	8	1	166	6
AVG Unit Assessment	\$70,337	\$61,314	\$104,508	--	\$77,201
AVG Assessment/SF	\$64	\$58	\$70	--	\$65
Center City as % of Holyoke	1979-1988	1989-1998	1999-2008	30-Yr Total	30-Yr AVG
Decade Total (Units)	27%	31%	42%	31%	--
Single Family	0%	2%	34%	10%	10%
Condominiums	56%	2%	0%	27%	27%
2 & 3 Family	76%	78%	69%	74%	74%
4 units or more	29%	89%	16%	39%	39%
AVG Unit Assessment	54%	38%	52%	--	50%
AVG Assessment/SF	65%	49%	63%	--	60%
Source: City of Holyoke & RKG Associates, Inc.					

I. Commercial and Industrial Building Development

Table II-32 Center City & Holyoke: Commercial/Industrial Development by Type & Decade

City of Holyoke	1979-1988	1989-1998	1999-2008	30-Yr Total	30-Yr AVG
Decade Total (Bldg SF)	2,139,497	1,596,742	391,067	4,127,307	--
Annual AVG (Bldg SF)	213,950	159,674	39,107	--	137,577
Retail/Rest	161,540	105,446	11,636	2,786,213	92,874
Office	11,144	39,695	10,173	610,123	20,337
Auto-Related	2,768	2,418	490	56,752	1,892
Ind/WHS/R & D	38,498	12,116	4,501	551,146	18,372
Hotels	0	0	12,307	123,072	4,102
AVG Assessment/SF	\$109	\$60	\$73	--	\$87
Center City	1979-1988	1989-1998	1999-2008	30-Yr Total	30-Yr AVG
Decade Total (Bldg SF)	253,719	88,124	4,900	346,743	--
Annual AVG (Bldg SF)	25,372	8,812	490	--	11,558
Retail/Rest	1,475	219	0	14,745	492
Office	168	1,825	0	1,680	56
Auto-Related	157	259	490	1,568	52
Ind/WHS/R & D	23,573	6,510	0	235,726	7,858
AVG Assessment/SF	\$27	\$38	\$71		\$31
Center City as % of Holyoke	1979-1988	1989-1998	1999-2008	30-Yr Total	30-Yr AVG
Decade Total (Bldg SF)	12%	6%	1%	8%	--
Retail/Rest	1%	0%	0%	1%	1%
Office	2%	5%	0%	0%	0%
Auto-Related	6%	11%	100%	3%	3%
Ind/WHS/R & D	61%	54%	0%	43%	43%
AVG Assessment/SF	25%	64%	98%		35%
Source: City of Holyoke & RKG Associates, Inc.					

Table II-33 – City Center: Summary of Available and Vacant Building Supply

Type	Available/Marketed		Vacant/Abandoned		Total	
	Parcels	Bldg SF	Parcels	Bldg SF	Parcels	Bldg SF
Industrial	20	1,030,062	4	971,106	24	2,001,168
Comm/Off. [1]	22	399,771	6	94,416	28	494,187
Retail [1]	7	152,029			7	152,029
Hotel [1]	1	60,000			1	60,000
Residential			39	482,455	39	482,455
City-Owned			16	265,346	16	265,346
Total	50	1,641,862	65	1,813,323	115	3,455,185
[1] Includes 339,310 SF at Open Square in Center City proposed for Office, Retail & Hotel Use						
Source: City of Holyoke; VHB; Loop Net & RKG Associates, Inc.						

J. Vacant Buildings

Table II-34 – Vacant Buildings in Center City

M b p	LUC	St Name	St Num	Alt	Census	TotalAcre s	Gross Building Area	Finished Building Area	Renta l Liv Units	Year Built	Total Val	VHB	City	FIRE
038-01-011	0130	NORTH BRIDGE ST	56		8114	0.05702	3942	2304	2	1880	\$57,300	Y	N	
034-02-015	1040	WEST ST	112	114	8114	0.03444	1980	1312	2	1900	\$54,500	Y	Y	
034-02-012	1040	WEST ST	128	130	8114	0.03	2700	1800	2	1900	\$54,300	Y	Y	
034-02-011	1040	WEST ST	136	138	8114	0.03444	2700	1800	2	1900	\$51,800	Y	Y	X
039-02-011	1110	NORTH EAST ST	88	90	8114	0.13664	13010	9256	8	1900	\$60,900	Y	Y	
Residential					8114	0.29254	24332		16		\$278,800			
030-04-007	0130	MAIN ST	268	272	8115	0.13774	25388	18608	11	1895	\$85,900	Y	Y	
030-08-004	0130	MAIN ST	285	287	8115	0.06314	7560	5880	5	1880	\$103,300	Y	Y	X
028-03-007	0130	MAIN ST	398	400	8115	0.06313	14000	11200	14	1920	\$154,300	Y	Y	/
028-07-002	0130	MAIN ST	405	407	8115	0.06001	10800	8100	5	1900	\$106,500	Y	Y	X
029-08-006	1010	SOUTH BRIDGE ST	569		8115	0.10785	4006	2003	1	1900	\$59,500	Y	Y	
029-08-016	1010	SOUTH EAST ST	624		8115	0.06017	2514	1682	1	1900	\$88,000	Y	Y	
027-01-007	1010	SOUTH SUMMER ST	616		8115	0.08398	1768	925.6	1	1890	\$72,700	Y	Y	
029-09-006	1040	SOUTH BRIDGE ST	599		8115	0.06125	3210	1770	2	1900	\$62,300	Y	Y	
029-03-009	1110	ADAMS ST	7		8115	0.0764	10476	7344	8	1910	\$158,000	Y	Y	/
029-04-015	1110	CABOT ST	28		8115	0.08763	8904	6192	6	1900	\$157,000	Y	Y	
028-03-002	1110	CLEMENTE ST	107		8115	0.15152	12000	8400	8	1900	\$161,800	Y	Y	/
029-08-017	1110	SOUTH EAST ST	620		8115	0.08588	9156	6300	6	1905	\$218,900	Y	Y	
029-08-015	1110	SOUTH EAST ST	632		8115	0.09936	8918	5880	8	1900	\$159,100	Y	Y	/
Residential					8115	1.13806	118700		76		\$1,587,300			
011-04-013	0130	HIGH ST	400		8116	0.08816	33924	30208	50	1880	\$509,100	Y	Y	/
011-05-022	1010	NEWTON ST	115		8116	0.0219	1704	1161	1	1890	\$35,500	Y	Y	
011-03-011	1050	NEWTON ST	84	88	8116	0.06061	5848	3936	3	1900	\$67,100	Y	Y	
011-03-008	1110	NEWTON ST	118		8116	0.09803	12176	8800	8	1890	\$127,100	Y	Y	
011-05-026	1110	NEWTON ST	123	125	8116	0.09697	9760	6780	6	1895	\$47,700	Y	Y	
011-03-006	1120	CABOT ST	115	119	8116	0.17998	16082	11220	9	1910	\$201,100	Y	Y	/
005-02-004	1120	CHESTNUT ST	193	203	8116	0.38177	60860	45808	40	1915	\$490,700	Y	Y	X
005-03-001	1120	CHESTNUT ST	213	215	8116	0.22406	19376	14316	26	1888	\$305,100	Y	Y	X
009-01-001	1120	COMMERCIAL ST	62	64	8116	0.10331	15680	11520	16	1880	\$62,000	Y	N	
009-04-011	1120	MAPLE ST	506		8116	0.13085	23150	16600	16	1890	\$145,500	Y	X	
004-05-004	1040	WALNUT ST	253	255	8116	0.10859	4652	2402	2	1900	\$71,100	Y	Y	/
004-06-006	1050	WALNUT ST	309		8116	0.12626	6047	3569	3	1910	\$39,600	Y	Y	
004-03-004	1110	ELM ST	267	269	8116	0.12626	5664	2640	4	1910	\$48,000	Y	Y	/
004-06-013	1120	PINE ST	278	280	8116	0.18939	24658	17320	21	1935	\$179,400	Y	Y	X
010-01-016	1120	WORCESTER PL	20		8116	0.10331	12188	7980	12	1920	\$131,600	Y	X	
Residential					8116	2.03945	251769		217		\$2,460,600			
006-02-006	1060	ELM ST			8117	0.65358	17684	11238.4	3	1880	\$246,800	Y		
012-01-004	0130	HIGH ST	111	115	8117	0.10101	17920	13300	7	1880	\$162,500	Y	Y	
012-01-007	0130	HIGH ST	137	139	8117	0.05106	7392	4848	3	1890	\$58,200	Y	Y	
006-02-002	1060	CHESTNUT ST			8117	0.4022	22384	16788	1	1883	\$72,800	Y	Y	
006-02-001	1060	CHESTNUT ST	85		8117	0.17815	12194	7144	2	1880	\$50,000	Y	Y	
006-08-012	1110	PINE ST	106	108	8117	0.08838	10080	7020	6	1890	\$149,700	Y	Y	/
Residential					8117	1.47438	87654		22		\$740,000			
033-04-008	3160	MAIN ST	52		8114	0.06129	12500	10000	1	1910	\$79,500	Y	Y	
033-04-005	3250	MAIN ST	64	66	8114	0.02856	4704	2352	1	1900	\$20,900	Y	Y	X
Commercial					8114	0.08985	17204	12352			100400			
029-04-013	3250	SOUTH BRIDGE ST	518	522	8115	0.10836	7260	3810	1	1900	\$31,300	Y	Y	
013-04-006	3260	JOHN ST	30		8117	0.05223	9080	6815	1	1920	\$84,300	Y	Y	X
012-04-011	3370	CHESTNUT ST			8117	0.55096	32328	27843.2	1	1950	\$89,600	Y	Y	
Commercial					8117	0.60319	41408	34658.2			\$173,900			
004-06-009	3760	SARGEANT ST	163		8116	0.44192	28544	28272	1	1890	\$368,600	Y	Y	
Commercial					6	1.24332	94416	79092.2			\$674,200			
036-01-002	4000	APPLETON ST	37		8114	4.33	395768	263837	1	1880	\$277,100	Y	N	
044-01-002	4000	CANAL ST	15		8114	4.35	158426	107505	1	1890	\$380,300	Y	Y	
Industrial					8114	8.68	554194	371342			657400			
022-01-007	4000	DWIGHT ST	439		8117	0.38483	56460	44160	1	1900	\$258,900	Y	Y	/
018-01-005	4000	SARGEANT ST	84		8116	4.61	360452	246910.8	1	1880	\$626,700	Y	Y	X
030-06-016	9040	RACE ST	130		8114	0.06834	9139	5954	1	1900	\$350,700	Y	Y	
040-02-001	0910	ALBION ST	14		8114	1.28	18615	12393.75	2	1916	\$343,100		D	
033-03-002	9310	BOWERS ST	12		8114	0.58251	17214	11599	1	1890	\$115,300	Y	Y	
Cityowned/Tax Exempt					8114	1.93085	44968				\$809,100			

Table II-35 – Vacant Buildings Continued

M_b_p	LUC	St Name	St Num	Alt	Census	TotalAcre s	Gross Building Area	Finished Building Area	Renta l Liv Units	Year Built	Total Val	VHB	City	FIRE
030-08-005	9060	MAIN ST	289	291	8115	0.06313	12262	9242	7	1920	\$100,500	Y	Y	/
047-01-011	9310	MIDDLE WATER ST	160		8115	1.4	66941	45707	1	1880	\$40,300	Y	Y	X
029-08-010	9310	SOUTH EAST ST	654	656	8115	0.06256	4284	2444	5	1910	\$109,900		Y	/
029-08-012	9360	SOUTH EAST ST	650		8115	0.07989	9710	7000	8	1900	\$73,600			D
					8115	1.60558	93197		89		\$324,300			
011-05-027	9300	HIGH ST	510	516	8116	0.10101	20776	15872	14	1890	\$269,200	Y	Y	
005-02-007	9050	ELM ST	210		8116	0.3641	20464	16288	20	1925	\$817,500	Y	Y	
010-08-014	9310	CHESTNUT ST	290	294	8116	0.17925	12321	8973	6	1940	\$95,400	Y	Y	X
010-08-013	9310	CHESTNUT ST	296		8116	0.08402	6732	5040	4	1910	\$73,700	Y	Y	X
004-04-003	9310	ELM ST	287		8116	0.14394	23028	18240	14	1915	\$100,100	Y	Y	
010-01-020	9310	HIGH ST	588		8116	0.05142	11704	8960	1	1910	\$34,800	Y	Y	
					8116	0.92374	95025		59		\$1,390,700			
006-09-019	9310	DWIGHT ST	772		8117	0.05927	4000	2000	2	1929	\$52,200	Y	Y	/
006-04-003	9310	ELM ST	53		8117	0.09848	6516	4536	11	1910	\$99,900	Y	Y	
012-06-006	9310	SUFFOLK ST	81	89	8117	0.33609	21640	19200	1	1930	\$157,500	Y	Y	
					8117	0.49384	32156				\$309,600			
On The Market														
033-04-004	0130	DWIGHT ST	335	337	8114	0.06669	11400	8550	14	1875	\$196,300	Y	Y	X
033-06-003	3400	DWIGHT ST	345	363	8114	0.59904	106586	82086	12	1900	\$636,200	Y	Y	X
042-01-004	4000	WATER ST	14	20	8114	2.28999	353904	178704	1	1890	\$171,200	Y	Y	
					8114	2.95572	471890				\$1,003,700			
Rest of Holyoke														
062-05-020	1010	LINDEN ST	20		8118	0.05303	2640	1690	1	1890	\$62,500	Y	Y	
061-07-007	1010	OAK ST	167		8120	0.10101	2121	1176	1	1890	\$73,000	Y	N	
062-02-015	1010	BEECH ST	102		8118	0.08838	2838	1578.5	1	1905	\$62,700		Y	/
061-07-006	1040	OAK ST	161	2-Jar	8120	0.10248	3697	2178	2	1900	\$132,500	Y	N	
062-05-004	1050	BEECH ST	91		8118	0.08838	5766	3852	3	1890	\$83,700	Y	Y	
082-00-063	1050	JAMES ST	9	11	8121.02	0.20087	4168	2219.6	3	1900	\$133,200	Y	Y	
082-00-076	1050	JAMES ST	20		8121.02	0.14348	4332	2651.8	3	1900	\$84,400	Y	Y	
062-03-006	1120	PINE ST	139		8118	0.11623	15300	12750	10	1910	\$129,500	Y	Y	/
061-05-018	1120	APPLETON ST	440		8120	0.11178	16184	11620	9	1927	\$193,700	Y	Y	/
061-02-002	1120	PINE ST	185		8120	0.15152	18924	17880	11	1916	\$171,100	Y	Y	
		Residential			R o H	1.15716	75970				\$1,126,300			
082-00-032	0310	BROWN AV	146		8121.02	0.25098	12096	7252	4	1930	\$103,200	Y	Y	X
082-00-100	3530	VERNON ST	2		8121.02	0.27691	9548	6300	1	1886	\$93,800	Y	N	
		Commercial			R o H	0.52789	21644				\$197,000			
062-03-002	9310	PINE ST	123		8118	0.12626	15100	10800	40	1920	\$136,700	Y	Y	
055-00-009	9310	MAIN ST	689		8121.02	0.46694	7840	7840	2	1940	\$165,900	Y	Y	
062-03-004	9310	PINE ST	131		8118	0.10859	4609	2220	2	1890	\$88,500		Y	X
		Tax Exempt			R o H	0.70179	27549				\$391,100			