

Property Location: 3 NIAGARA ST

Vision ID: 3222

Account #3273

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use: 101

Print Date: 11/30/2015 11:58

CURRENT OWNER

ROBINSON VASHON B

3 NIAGARA ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

127,400

127,400

RES LAND

101

78,400

78,400

RESIDENTL.

101

800

800

Total

206,600

206,600

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

ROBINSON VASHON B

18271/ 550

04/23/2010

U

I

1

A

ROBINSON,VASHON B

15513/ 275

11/21/2005

U

I

169,000

FOKSHA,VALERIY A

14516/ 584

09/21/2004

U

I

150,000

OBRIEN,KATHLEEN J

11506/ 598

02/14/2001

U

I

89,900

DENAULT MARY,

02013/ 0082

10/04/1949

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

127,400

2014

B

126,900

2013

B

100,800

2015

101

78,400

2014

L

80,800

2013

L

80,800

2015

101

800

2014

O

700

2013

O

700

Total:

206,600

Total:

208,400

Total:

182,300

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

96 BP NVC - SUB DIV 959. EYB=43% HOME

BUILT IN 2012.

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

127,400

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

800

Appraised Land Value (Bldg)

78,400

Special Land Value

0

Total Appraised Parcel Value

206,600

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

206,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201202460

06/12/2012

7

REMODEL

2,000

0

REMOVE WALL BETW

201200474

05/09/2012

4

ADDITION

61,550

0

20X25 W/BATH AND FU

242

07/28/2010

17

DECK

1,400

0

12X16 ATTACHED REA

235

09/17/1996

MN

Manual Note

6,440

0

SIDING

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

10,737

SF

7.30

1.0000

5

1.0000

1.00

MA

1.00

1.00

7.30

78,400

Total Card Land Units:

0.25

AC

Parcel Total Land Area:

0.25

AC

Total Land Value:

78,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	C		AVERAGE	FBM Sqft	586		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W				
AC Type	01		None				
Bedrooms	2						
Full Baths	1						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	4						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	1						
Fireplaces	0						

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,172		17.65	20,685	
EFP	ENCL PORCH	0	144		26.40	3,801	
FFL	1ST FLOOR	1,172	1,172		88.40	103,604	
GAR	GARAGE	0	440		35.36	15,558	
WDK	WOOD DECK	0	232		12.19	2,829	
Ttl. Gross Liv/Lease Area:		1,172	3,160	1,657		146,477	

