

Property Location: 3 NIAGARA ST
Vision ID: 3222

Account #3273

Bldg #: 1 of 1

Bldg Name: Sec #: 1 of 1 Card 1 of 1

State Use: 101
Print Date: 12/02/2016 12:58

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 AST LONGMEADOW, MA VISION												
ROBINSON VASHON B 3 NIAGARA ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value					Assessed Value									
											RESIDENTL.		101		128,900					128,900									
											RES LAND		101		80,700					80,700									
											RESIDENTL.		101		200		200												
SUPPLEMENTAL DATA																													
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375893_2853388				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																						
RECORD OF OWNERSHIP											BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
ROBINSON VASHON B ROBINSON,VASHON B FOKSHA,VALERIY A OBRIEN,KATHLEEN J DENAULT MARY,			18271/ 550 15513/ 275 14516/ 584 11506/ 598 02013/ 0082		04/23/2010 11/21/2005 09/21/2004 02/14/2001 10/04/1949		U	I	1	A	Yr.		Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
											2016	101	127,400		2015	101	127,400		2014	B	126,900								
											2016	101	78,400		2015	101	78,400		2014	L	80,800								
											2016	101	800		2015	101	800		2014	O	700								
											Total:		206,600		Total:		206,600		Total:		208,400								
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor															
Year	Type	Description		Amount		Code	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.																													
BUILDING PERMIT RECORD											VISIT/ CHANGE HISTORY																		
Permit ID		Issue Date		Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date	Type	IS	ID	Cd.	Purpose/Result									
201202460		06/12/2012		7	REMODEL		2,000			0			REMOVE WALL BETW		05/10/2013			105	15	PERMIT VISIT									
201200474		05/09/2012		4	ADDITION		61,550			0			20X25 W/BATH AND FU		05/10/2013			105	15	PERMIT VISIT									
242		07/28/2010		17	DECK		1,400			0			12X16 ATTACHED REA		05/10/2013			105	15	PERMIT VISIT									
235		09/17/1996		MN	Manual Note		6,440			0			SIDING		07/20/2012			317	15	PERMIT VISIT									
															07/11/2012			317	15	PERMIT VISIT									
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		S Adj Fact	Adj. Unit Price	Land Value						
1	101	ONE FAM			RC				10,737	SF	7.30	1.0300	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	7.52	80,700					
Total Card Land Units:											0.25	AC	Parcel Total Land Area:				0.25	AC	Total Land Value:										80,700

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		NO
Grade	C		AVERAGE	FBM Sqft	586		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
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	Replace Cost		148,134	
AC Type	01		NONE	AYB		1953	
Bedrooms	2			EYB		2001	
Full Baths	1			Dep Code		GD	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	4			Dep %		13	
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		87	
Bsmt Garage				Apprais Val		128,900	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	0			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)							
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr
01	SHED/MTL			L	64	5.18	1960

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,172		17.85	20,919	
EFP	ENCL PORCH	0	144		26.70	3,844	
FFL	1ST FLOOR	1,172	1,172		89.40	104,776	
GAR	GARAGE	0	440		35.76	15,734	
WDK	WOOD DECK	0	232		12.33	2,861	
Ttl. Gross Liv/Lease Area:		1,172	3,160	1,657		148,134	

