

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: 12/07/2018 10:49

CURRENT OWNER

ROBINSON VASHON B

3 NIAGARA ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

226,200

Appraised Value

143,400

82,600

200

226,200

Assessed Value

143,400

82,600

200

226,200

1006

4ST LONGMEADOW, M

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

1

1

A

ROBINSON,VASHON B

15513/ 275

11/21/2005

U

1

169,000

FOKSHA,VALERIY A

14516/ 584

09/21/2004

U

1

150,000

OBRIEN,KATHLEEN J

11506/ 598

02/14/2001

U

1

89,900

DENAULT MARY,

02013/ 0082

10/04/1949

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

132,800

2017

101

128,900

2016

101

127,400

2018

101

82,600

2017

101

80,700

2016

101

78,400

2018

101

200

2017

101

200

2016

101

800

Total:

215,600

Total:

209,800

Total:

206,600

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

SUB DIV 959.

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

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/10/2013

105

15

PERMIT VISIT

05/10/2013

105

15

PERMIT VISIT

05/10/2013

105

15

PERMIT VISIT

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

10,737

SF

7.69

1.0000

5

1.0000

1.00

MA

1.00

1.00

7.69

82,600

Total Card Land Units:

0.25

AC

Parcel Total Land Area:

0.25

AC

Total Land Value:

82,600

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+		AVG. (+)	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	Adj. Base Rate:		112.42	
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost		186,272	
AC Type	01		NONE	AYB		1953	
Bedrooms	2			EYB		1995	
Full Baths	1			Dep Code		GV	
Half Baths	0			Remodel Rating		04	
Extra Fixtures	0			Year Remodeled		2012	
Total Rooms	4			Dep %		23	
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		77	
Bsmt Garage				Apprais Val		143,400	
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	Gde	Dp Rt	Cnd	%Cnd	Apr Value
01	SHED/MTL			L	64	5.18	1960	A		AV	60	200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,172		22.44	26,305
EPF	ENCL PORCH	0	144		33.57	4,834
FFL	1ST FLOOR	1,172	1,172		112.42	131,751
GAR	GARAGE	0	440		44.97	19,785
WDK	WOOD DECK	0	232		15.51	3,597
Ttl. Gross Liv/Lease Area:		1,172	3,160	1,657		186,272

