

State Use 101
Print Date 12/19/2019 9:48:32 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
ROBINSON VASHON B 3 NIAGARA ST EAST LONGMEADOW MA 01028 GIS ID F_375893_2853388												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		152200		152,200																	
												RES LAND		101		85000		85,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		200		200																	
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		237,400		237,400																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
ROBINSON VASHON B ROBINSON,VASHON B FOKSHA,VALERIYA OBRIEN,KATHLEEN J DENAULT MARY,				18271		0550		04-23-2010		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				15513		0275		11-21-2005		U		I		169,000				2019		101		143,400		2018		101		132,800		2017		101		128,900	
				14516		0584		09-21-2004		U		I		150,000						101		82,600				101		82,600				101		80,700	
				11506		0598		02-14-2001		U		I		89,900						101		200				101		200				101		200	
				02013		0082		10-04-1949		U		I		0																					
																Total		226200				Total		215600				Total		209800					
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		YEAR		Amount										Comm Int											
				Total		0.00										APPRaised VALUE SUMMARY																			
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value								152,200 0 200 85,000 0 237,400 C 237,400																	
0001						101		MA																											
NOTES																																			
SUB DIV 959.																																			
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							
201903068		10-17-2019		91		INSULATION		3,500				0				REMOVE WALL BE 20X25 W/BATH AND 12X16 ATTACHED R SIDING		08-07-2019						334		2		MEASURED							
201202460		06-12-2012		7		REMODEL		2,000										05-10-2013						105		15		PERMIT VISIT							
201200474		05-09-2012		4		ADDITION		61,550										05-10-2013						105		15		PERMIT VISIT							
242		07-28-2010		17		DECK		1,400										05-10-2013						105		15		PERMIT VISIT							
235		09-17-1996		MN		Manual Note		6,440										07-20-2012						317		15		PERMIT VISIT							
																		07-11-2012						317		15		PERMIT VISIT							
																05-25-2012						317		15		PERMIT VISIT									
LAND LINE VALUATION SECTION																																			
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value														
1	101	ONE FAM	RC				10,737	SF	7.92	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.92	85,000													
Total Card Land Units							0.246	AC	Parcel Total Land Area: 0.2465							Total Land Value							85,000												

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C+		AVG. (+)				#Heat Sys	1.00					
Stories	1.00		1 STORY				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	4		VINYL				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	1		GABLE								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	1		DRYWALL				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate			93.94			
Interior Floor 1	3		HARDWOOD				RCN			197,686			
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	1		OIL				Year Built			1953			
Heat Type	3		FORCED H/W				Effective Year Built			1995			
AC Type	01		NONE				Depreciation Code			GV			
Bedrooms	2						Remodel Rating			04			
Full Baths	2						Year Remodeled			2012			
Half Baths	0						Depreciation %			23			
Extra Fixtures	0						Functional Obsol						
Total Rooms	4						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor			1			
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition			77			
Extra Kitchens	0						RCNLD			152,200			
Extra Kitchen St							Dep % Ovr						
FBM Sqft	586						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
Fireplaces	0						Misc Imp Ovr Comment						
WS Flues							Cost to Cure Ovr						
Central Vac	0		NO				Cost to Cure Ovr Comment						
Frame	1		WOOD										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
01	SHED/MTL			L	64	5.18	1960	60	0.00	AV	A	1.00	200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,172		23.82		27,917		
EFP	ENCL PORCH					0	144		35.63		5,130		
FFL	1ST FLOOR					1,172	1,172		119.30		139,824		
GAR	GARAGE					0	440		47.72		20,997		
WDK	WOOD DECK					0	232		16.46		3,818		
Ttl Gross Liv / Lease Area						1,172	3,160	1,657			197,686		

