

State Use 101
Print Date 11-03-2020 4:31:57 P

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		160500		160,500																	
												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		245,700		245,700																			
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				2020		101		152,200		2019		101		143,400		2018		101		132,800	
				14516		0584		09-21-2004		U		I		150,000						101		85,000				101		82,600		101		82,600			
				11506		0598		02-14-2001		U		I		89,900						101		200				101		200		101		200			
				02013		0082		10-04-1949		U		I		0																					
																Total		237400		Total		226200		Total		215600									
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) 160,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 85,000 Special Land Value 0 Total Appraised Parcel Value 245,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 245,700																									
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				99.93		
Interior Floor 1	3		HARDWOOD				RCN				208,505		
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				160,500		
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		25.12		29,445		
EFP	ENCL PORCH					0	144		37.58		5,411		
FFL	1ST FLOOR					1,172	1,172		125.83		147,476		
GAR	GARAGE					0	440		50.33		22,147		
WDK	WOOD DECK					0	232		17.36		4,027		
Ttl Gross Liv / Lease Area						1,172	3,160	1,657			208,505		

