

State Use 101
Print Date 11/3/2021 8:11:28 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
HOFFMAN CHARLES J TR 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	183700		183,700												
												RES LAND		101	91800		91,800												
				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		275,700		275,700											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
HOFFMAN CHARLES J TR ROBINSON VASHON B ROBINSON,VASHON B FOKSHA,VALERIY A OBRIEN,KATHLEEN J				23996 0015		07-13-2021		Q		I		285,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				18271 0550		04-23-2010		U		I		1		1A		2021	101	160,500	2020	101	152,200	2019	101	143,400					
				15513 0275		11-21-2005		U		I		169,000					101	85,000		101	85,000		101	82,600					
				14516 0584		09-21-2004		U		I		150,000					101	200		101	200		101	200					
				11506 0598		02-14-2001		U		I		89,900																	
														Total		245,700		Total		237,400		Total		226,200					
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																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
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	8.55	1.000	5	LAND	1.00	MA	1.00				0			1.000	8.55	91,800				
Total Card Land Units								0.25		AC	Parcel Total Land Area: 0.25								Total Land Value								91,800		

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				105.91		
Interior Floor 1	3		HARDWOOD				RCN				238,619		
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	3						Remodel Rating				04		
Full Baths	2						Year Remodeled				2012		
Half Baths	0						Depreciation %				23		
Extra Fixtures	0						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	G		GOOD				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition				77		
Extra Kitchens	0						RCNLD				183,700		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	586						Dep Ovr Comment						
FBM Quality	3						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		27.10	31,762			
FFL	1ST FLOOR					1,316	1,316		135.73	178,625			
GAR	GARAGE					0	440		54.29	23,889			
WDK	WOOD DECK					0	232		18.72	4,343			
Ttl Gross Liv / Lease Area						1,316	3,160	1,758		238,619			

