

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
HOFFMAN CHARLES J TR 3 NIAGARA ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	198900		198,900																	
												RES LAND		101	101000		101,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000																	
				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#																										
GIS ID F_375893_2853388												Total		300,900		300,900																		
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		2022		101	183,700		2021	101	160,500		2020	101	152,200					
				15513		0275		11-21-2005		U		I		169,000						101	91,800			101	85,000			101	85,000					
				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		275,700		Total		245,700		Total		237,400				
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				Tracing		Batch																										
0001						101		MA																										
NOTES																																		
SUB DIV 959.																Appraised BLDG. Value (Card)										198,900								
																Appraised Xf (B) Value (Bldg)										0								
																Appraised Ob (B) Value (Bldg)										1,000								
																Appraised Land Value (Bldg)										101,000								
																Special Land Value										0								
																Total Appraised Parcel Value										300,900								
																Valuation Method										C								
																Adjustment																		
																Net Total Appraised Parcel Value										300,900								
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						
202201429		04-22-2022		4		ADDITION		11,000		06-21-2022		100		06-21-2022		ADD COVERED EN		06-21-2022						334		15		PERMIT VISIT						
201903068		10-17-2019		91		INSULATION		3,500				0						08-07-2019						334		2		MEASURED						
201202460		06-12-2012		7		REMODEL		2,000								REMOVE WALL BE		05-10-2013						105		15		PERMIT VISIT						
201200474		05-09-2012		4		ADDITION		61,550								20X25 W/BATH AND		05-10-2013						105		15		PERMIT VISIT						
242		07-28-2010		17		DECK		1,400								12X16 ATTACHED R		05-10-2013						105		15		PERMIT VISIT						
235		09-17-1996		MN		Manual Note		6,440								SIDING		07-20-2012						317		15		PERMIT VISIT						
																		07-11-2012						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		9.41		1.000	5	LAND	1.00	MA	1.00			0			1.000	9.41	101,000							
Total Card Land Units																0.25		AC	Parcel Total Land Area:		0.25		Total Land Value										101,000	

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	
Exterior Wall 2	9	STONE	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	115.05	
Interior Floor 2	4	CARPET	RCN	258,281	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1953	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	2		Depreciation Code	GV	
Full Baths	1		Remodel Rating	04	
Half Baths	1		Year Remodeled	2012	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	198,900	
FBM Sqft	586		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
02	SHED/FR			L	144	7.48	2022	60	0.00	AV	A	1.00	600
02	SHED/FR			L	80	7.48	2022	60	0.00	AV	A	1.00	400
GEN	GENERATO			B	1	0.00	2022	77	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,172		29.05	34,049	
FFL	1ST FLOOR	1,316	1,316		145.51	191,492	
GAR	GARAGE	0	440		58.20	25,610	
OFP	OPEN PORCH	0	30		14.55	437	
WDK	WOOD DECK	0	232		28.85	6,693	
Ttl Gross Liv / Lease Area		1,316	3,190			258,281	

