

State Use 101
Print Date 11/14/2023 1:09:36 A

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	216300		216,300										
												RES LAND		101	111100		111,100										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1600		1,600										
				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		329,000		329,000											
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	2023	101	198,900	2022	101	183,700	2021	101	160,500							
				15513	0275	11-21-2005	U	I	169,000			101	101,000		101	91,800		101	85,000								
				14516	0584	09-21-2004	U	I	150,000			101	1,000		101	200		101	200								
				11506	0598	02-14-2001	U	I	89,900																		
											Total	300,900		Total	275,700		Total	245,700									
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																											
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name				Tracing				Batch																	
0001						101				MA																	
NOTES																											
SUB DIV 959.																		Appraised BLDG. Value (Card)								216,300	
																		Appraised Xf (B) Value (Bldg)								0	
																		Appraised Ob (B) Value (Bldg)								1,600	
																		Appraised Land Value (Bldg)								111,100	
																		Special Land Value								0	
Total Appraised Parcel Value																		329,000									
Valuation Method																		C									
Adjustment																											
Net Total Appraised Parcel Value																		329,000									
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										
B-23-2	01-04-2023	62	SOLAR		20,533	05-09-2023	100	01-31-2023		ADD COVERED EN		05-09-2023			425	15	PERMIT VISIT										
202201429	04-22-2022	4	ADDITION		11,000	06-21-2022	100	06-21-2022				06-21-2022			334	15	PERMIT VISIT										
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										
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	10.35	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.35	111,100					
Total Card Land Units							0.25	AC	Parcel Total Land Area: 0.25							Total Land Value							111,100				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
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	9	STONE	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		126.75	
Interior Floor 1	3	HARDWOOD	RCN		280,918	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1953	
Heat Type	3	FORCED H/W	Effective Year Built		1998	
AC Type	03	FULL	Depreciation Code		GV	
Bedrooms	2		Remodel Rating		04	
Full Baths	1		Year Remodeled		2012	
Half Baths	1		Depreciation %		23	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		77	
Extra Kitchens	0		RCNLD		216,300	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	586		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues	0		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
02	SHED/FR			L	144	12.00	2022	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	80	12.00	2022	60	0.00	AV	A	1.00	600
GEN	GENERATO			B	1	0.00	2022	77	1.00	AV	A	1.00	0
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	77	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,172		31.60	37,034	
FFL	1ST FLOOR	1,316	1,316		158.26	208,275	
GAR	GARAGE	0	440		63.31	27,854	
OPF	OPEN PORCH	0	30		15.83	475	
WDK	WOOD DECK	0	232		31.38	7,280	
Ttl Gross Liv / Lease Area		1,316	3,190			280,918	

