

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 Mailed												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		233700		233,700																									
												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		346,400		346,400																							
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																	
				18271 0550		04-23-2010		U		I		1		1A		2024		101		216,300		2023		101		198,900																	
				15513 0275		11-21-2005		U		I		169,000						101		111,100				101		101,000																	
				14516 0584		09-21-2004		U		I		150,000						101		1,600				101		1,000																	
				11506 0598		02-14-2001		U		I		89,900																															
Total														329,000		Total		300,900		Total		275,700																					
EXEMPTIONS						OTHER ASSESSMENTS																																					
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor																									
Total																																											
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																									
Nbhd		Nbhd Name				Tracing				Batch																																	
0001						101				MA																																	
NOTES																		APPRaised BLDG. Value (Card) 233,700 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 346,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 346,400																									
SUB DIV 959.																																											
BUILDING PERMIT RECORD																																											
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										05-09-2023						425		15		PERMIT VISIT									
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															
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			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C+		AVG. (+)			Bsmt Garage	0						
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				138.45			
Interior Floor 1	3		HARDWOOD			RCN				303,554			
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				233,700			
Extra Kitchen St	N		NONE			Dep % Ovr							
FBM Sqft	586					Dep Ovr Comment							
FBM Quality	3					Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	0					Cost to Cure Ovr Comment							
WS Flues	0												
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		34.14	40,018			
FFL	1ST FLOOR					1,316	1,316		171.02	225,057			
GAR	GARAGE					0	440		68.41	30,099			
OFP	OPEN PORCH					0	30		17.10	513			
WDK	WOOD DECK					0	232		33.91	7,867			
Ttl Gross Liv / Lease Area						1,316	3,190			303,554			

