

Property Location: 20 VADNAIS ST

Account #1692

MAP ID:25/ 52/ 64/ /

Bldg Name:

State Use:101

Vision ID: 1657

Account #1692

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/25/2015 10:36

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 AST LONGMEADOW, MA VISION																													
LAFROMBOISE MICHAEL LAFROMBOISE SANDRA 20 VADNAIS ST EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code		Appraised Value					Assessed Value																										
													RESIDENTL.		101		73,300					73,300																										
													RES LAND		101		77,400					77,400																										
													RESIDENTL.		101		400		400																													
SUPPLEMENTAL DATA																																																
Other ID:					Received																																											
SP Permit					Prior ID																																											
Chapter Land					Owner Occ																																											
OC Dates					Final Area																																											
In+Ex FY					Current Ac.																																											
Mailed																																																
GIS ID: F_380618_2853661					ASSOC PID#																																											
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																															
LAFROMBOISE MICHAEL LAFROMBOISE MICHAEL + SAN THOMAS PATRICIA ERICSON					07699/ 0071 07179/ 0585 06925/ 0439 02215/ 0031		05/13/1991 05/30/1989 08/05/1988 12/12/1952		U U U U		I I I I		1 118,500 1 0		A A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value															
																	2015		101		73,300		2014		B		70,800		2013		B		73,900															
																	2015		101		77,400		2014		L		79,900		2013		L		79,900															
																	2015		101		400		2014		O		400		2013		O		400															
																	Total:				151,100		Total:				151,100		Total:				154,200															
EXEMPTIONS					OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																															
Year		Type		Description		Amount		Code		Description		Number		Amount		Comm. Int.																																
Total:																																																
ASSESSING NEIGHBORHOOD																																																
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																																				
0001/A									101			MA																																				
NOTES																																																
																	Appraised Bldg. Value (Card)						73,300																									
																	Appraised XF (B) Value (Bldg)						0																									
																	Appraised OB (L) Value (Bldg)						400																									
																	Appraised Land Value (Bldg)						77,400																									
Special Land Value																	0																															
Total Appraised Parcel Value																	151,100																															
Valuation Method:																	C																															
Adjustment:																	0																															
Net Total Appraised Parcel Value																	151,100																															
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																				
93		05/01/1991		MN		Manual Note		1,800				0				POOL		11/14/2014						317		3		MEAS+INSPCTD																				
																		11/01/2003						274		3		MEAS+INSPCTD																				
																		07/06/1992						107		3		MEAS+INSPCTD																				
																		06/17/1992						107		22		MAILER SENT																				
																		06/17/1980						500		11		ENTRY DENIED																				
LAND LINE VALUATION SECTION																																																
B #		Use Code		Use Description		Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj		Special Pricing		S Adj Fact		Adj. Unit Price		Land Value										
1		101		ONE FAM		RC								7,850		9.86		1.0000		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		1.00		9.86		77,400								
Total Card Land Units:																	0.18		AC		Parcel Total Land Area:												0.18 AC		Total Land Value:												77,400	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	432		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			112.68
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			120,122
Heat Type	1		FORCED H/A	AYB			1952
AC Type	03		FULL	EYB			1975
Bedrooms	2			Dep Code			AV
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %			39
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			61
Basement Floor	12			Apprais Val			73,300
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	0			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	80	7.48	1989	A		AV	60	400

Ttl. Gross Liv/Lease Area:		864	1,824	1,066		120,122
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