

Property Location: 42 VADNAIS ST
Vision ID: 1667

Account #1703

MAP ID:25/ 62/ 54/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:11/25/2015 10:38

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																										
HOUGH JOANN R 42 VADNAIS ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																				
											RESIDENTL.		101						75,200		75,200																				
													RES LAND						101		77,700		77,700																		
											RESIDENTL.		101		4,300		4,300																								
SUPPLEMENTAL DATA																																									
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380508_2854082				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																																		
Total											157,200				157,200																										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																										
HOUGH JOANN R DEVINE THELMA C,			17955/ 285 02898/ 0403		08/19/2009 08/20/1962		U U		I I		100 0		A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value										
															2015		101		75,200		2014		B		68,900		2013		B		70,300										
															2015		101		77,700		2014		L		80,200		2013		L		80,200										
															2015		101		4,300		2014		O		5,500		2013		O		5,500										
															Total:				157,200		Total:				154,600		Total:				156,000										
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) 75,200																											
														Appraised XF (B) Value (Bldg) 0																											
														Appraised OB (L) Value (Bldg) 4,300																											
														Appraised Land Value (Bldg) 77,700																											
														Special Land Value 0																											
														Total Appraised Parcel Value 157,200																											
														Valuation Method: C																											
														Adjustment: 0																											
														Net Total Appraised Parcel Value 157,200																											
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													
																		04/12/2004						319		14		INSPECTED													
																		04/08/2004						317		1		LEFT NOTICE													
																		04/08/2004						317		13		MISSED APPT													
																		03/25/2004						AO		22		MAILER SENT													
																		11/06/2003						274		4		INFO AT DOOR													
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			
																																Spec Use		Spec Calc		1.00		8.77		77,700	
1		101		ONE FAM		RC								8,860		SF		8.77		1.0000		5		1.0000		1.00		MA		1.00											
Total Card Land Units:						0.20		AC		Parcel Total Land Area:						0.2 AC		Total Land Value:												77,700											

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			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		109.07	
Heat Fuel	2		GAS	Replace Cost		113,870	
Heat Type	1		FORCED H/A	AYB		1952	
AC Type	03		FULL	EYB		1980	
Bedrooms	2			Dep Code		AG	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		34	
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		66	
Basement Floor	12			Apprais Val		75,200	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				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
03	GARAGE	OB	Outbuilding	L	240	28.18	1952	A		AV	60	4,100
02	SHED/FR			L	48	7.48	1952	F		AV	60	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	720		21.81	15,706	
FFL	1ST FLOOR	900	900		109.07	98,164	
Ttl. Gross Liv/Lease Area:		900	1,620	1,044		113,870	

