

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT													
COHAN STEPHANIE 25 VADNAIS ST EAST LONGMEADOW, MA 01028 Additional Owners:						1 TYPCL						Description		Code		Appraised Value		Assessed Value							
												RESIDENTL.		101		85,800		85,800							
												RES LAND		101		79,700		79,700							
												RESIDENTL.		101		5,400		5,400							
SUPPLEMENTAL DATA										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#		Total		170,900		170,900									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380749_2853811																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
COHAN STEPHANIE STEBBINS,BRUCE W STEBBINS BRUCE W, BILODEAU ANDREW H + MARTH				14213/ 70 13611/ 490 08111/ 0076 03993/ 0094		05/28/2004 09/22/2003 07/15/1992 06/25/1974		U	I	A	170,000 1 110,000 0		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
													2016	101	84,800		2015	101	84,800		2014	B	78,700		
													2016	101	77,400		2015	101	77,400		2014	L	79,900		
													2016	101	5,400		2015	101	5,400		2014	O	6,800		
Total:													167,600		Total:		167,600		Total:		165,400				
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										APPRAISED VALUE SUMMARY															
NBHD/ SUB		NBHD Name				Street Index Name		Tracing										Batch							
0001/A								101										MA							
NOTES																									
WOOD STOVE NVC WDK EST FIELD CHANGE										Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value								85,800 0 5,400 79,700 0 170,900 C 0 170,900							
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						
201203344 294		10/24/2012 10/01/1992		91 MN	INSULATION Manual Note		1,600 0			0 0		WOOD STOVE		11/14/2014 03/25/2004 11/06/2003 06/23/1992 08/12/1991			317 250 274 131 181	1 22 2 14 3	LEFT NOTICE MAILER SENT MEASURED INSPECTED MEAS+INSPCTD						
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				7,914	SF	9.78	1.0300	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc		1.00	10.07	79,700
Total Card Land Units:										0.18 AC		Parcel Total Land Area:0.18 AC					Total Land Value:								79,700

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	720					
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:			105.87			
Interior Floor 2	4		CARPET									
Heat Fuel	2		GAS			Replace Cost			140,591			
Heat Type	1		FORCED H/A			AYB			1952			
AC Type	03		FULL			EYB			1975			
Bedrooms	3					Dep Code			AV			
Full Baths	1					Remodel Rating						
Half Baths	0					Year Remodeled						
Extra Fixtures	0					Dep %			39			
Total Rooms	6					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			85,800			
Bsmt Garage						Dep % Ovr			0			
Units	1					Dep Ovr Comment						
WS Flues	1					Misc Imp Ovr			0			
FBM Quality	1					Misc Imp Ovr Comment						
Fireplaces	0					Cost to Cure Ovr			0			
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	252	28.18	1955	A		AV	60	4,300
07	POOL A-C	OB	Outbuilding	L	18	69.00	1975	A		AV	60	700
19	PATIO			L	160	5.75	1985	F		FR	50	400
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
BMT	BASEMENT			0		960			21.17		20,326	
FFL	1ST FLOOR			1,130		1,130			105.87		119,629	
WDK	WOOD DECK			0		44			14.44		635	
Ttl. Gross Liv/Lease Area:				1,130		2,134	1,328				140,591	

