

Property Location: 20 VADNAIS ST

Vision ID: 1657

Account #1692

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 15:23

CURRENT OWNER

LAFROMBOISE MICHAEL

LAFROMBOISE SANDRA

20 VADNAIS ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

161,500

Appraised Value

79,500

81,600

400

161,500

Assessed Value

79,500

81,600

400

161,500

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

LAFROMBOISE MICHAEL

LAFROMBOISE MICHAEL + SAN

THOMAS PATRICIA

ERICSON

BK-VOL/PAGE

07699/ 0071

07179/ 0585

06925/ 0439

02215/ 0031

SALE DATE

05/13/1991

05/30/1989

08/05/1988

12/12/1952

q/u

U

U

U

U

v/i

1

1

1

1

SALE PRICE

1

118,500

1

0

V.C.

A

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

2018

Total:

Code

101

101

101

Assessed Value

73,600

81,600

400

155,600

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

74,100

79,800

400

154,300

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

73,300

77,400

400

151,100

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

APPRAISED VALUE SUMMARY

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

79,500

0

400

81,600

0

161,500

C

0

161,500

BUILDING PERMIT RECORD

Permit ID

93

Issue Date

05/01/1991

Type

MN

Description

Manual Note

Amount

1,800

Insp. Date

% Comp.

0

Date Comp.

Comments

POOL

VISIT/CHANGE HISTORY

Date

11/14/2014

11/01/2003

07/06/1992

06/17/1992

06/17/1980

Type

IS

ID

317

274

107

107

500

Cd.

3

3

3

22

11

Purpose/Result

MEAS+INSPCTD

MEAS+INSPCTD

MEAS+INSPCTD

MAILER SENT

ENTRY DENIED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

7,850

SF

Unit Price

10.39

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

10.39

Land Value

81,600

Total Card Land Units:

0.18

AC

Parcel Total Land Area:

0.18

AC

Total Land Value:

81,600

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:			130.76
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			139,395
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 %			43
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			57
Basement Floor	12			Apprais Val			79,500
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		26.18	22,622
EFP	ENCL PORCH	0	96		39.50	3,792
FFL	1ST FLOOR	864	864		130.76	112,981
Ttl. Gross Liv/Lease Area:		864	1,824	1,066		139,395

