

Property Location: 25 VADNAIS ST										MAP ID: 25/ 69/ 7/ /										Bldg Name:										State Use: 101																													
Vision ID: 1674										Account # 1710										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 12/06/2018 15:27									
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 4ST LONGMEADOW, MA VISION																			
COHAN STEPHANIE 25 VADNAIS ST EAST LONGMEADOW, MA 01028 Additional Owners:										1 TYPCL																				Description		Code		Appraised Value		Assessed Value																							
																														RESIDNTL.		101		92,100		92,100																							
																														RES LAND		101		81,600		81,600																							
																														RESIDNTL.		101		5,400		5,400																							
SUPPLEMENTAL DATA										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380749_2853811					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#										Total					179,100		179,100																											
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	170,000 1 110,000 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value												
										2018	101	85,200		2017	101	85,800		2016	101	84,800																																							
										2018	101	81,600		2017	101	79,700		2016	101	77,400																																							
										2018	101	5,400		2017	101	5,400		2016	101	5,400																																							
										Total:					172,200					Total:																	170,900					Total:					167,600												
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)92,100 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)5,400 Appraised Land Value (Bldg)81,600 Special Land Value0 Total Appraised Parcel Value179,100 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value179,100																																							
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																																																											
WOOD STOVE NVC																																																											
WDK EST FIELD CHANGE																																																											
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	10.31	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		10.31	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	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	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2								
Interior Floor 1	3		HARDWOOD					
Interior Floor 2	4		CARPET	Adj. Base Rate:				121.62
Heat Fuel	2		GAS	Replace Cost				161,507
Heat Type	1		FORCED H/A					AYB
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 %				43
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				57
Basement Floor	12			Apprais Val				92,100
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
				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	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		24.32	23,350	
FFL	1ST FLOOR	1,130	1,130		121.62	137,427	
WDK	WOOD DECK	0	44		16.58	730	
Ttl. Gross Liv/Lease Area:		1,130	2,134	1,328		161,507	

