

Property Location

20 VADNAIS ST

Map ID

25/ 52/ 64/ /

Bldg Name

State Use

101

Vision ID

1657

Account #

1692

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:59:45

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW								
LAFROMBOISE MICHAEL LAFROMBOISE SANDRA 20 VADNAIS ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed									
										RESIDNTL.	101	81600	81,600									
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	84000	84,000									
										RESIDNTL.	101	400	400									
		SUPPLEMENTAL DATA								Total				166,000	166,000							
GIS ID F_380618_2853661		Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Assoc Pid#		Received NIA Field 8 Field 9 Field 10																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
LAFROMBOISE MICHAEL LAFROMBOISE MICHAEL + SAN THOMAS PATRICIA ERICSON		07699 0071		05-13-1991		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		07179 0585		05-30-1989		U		I		118,500				2019	101	79,500	2018	101	73,600	2017	101	74,100
		06925 0439		08-05-1988		U		I		1		1A			101	81,600		101	81,600		101	79,800
		02215 0031		12-12-1952		U		I		0					101	400		101	400		101	400
														Total		161500	Total		155600	Total		154300
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int										
		Total		0.00																		
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								81,600				
0001						101		MA		Appraised Xf (B) Value (Bldg)								0				
														Appraised Ob (B) Value (Bldg)								400
														Appraised Land Value (Bldg)								84,000
														Special Land Value								0
														Total Appraised Parcel Value								166,000
														Valuation Method								C
														Adjustment								
														Net Total Appraised Parcel Value								166,000
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				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 Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM	RC				7,850 SF	10.70	1.000	5	LAND	1.00	MA	1.00		0		1.000	10.70	84,000		
Total Card Land Units							0.180	AC	Parcel Total Land Area:				0.1802	Total Land Value							84,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		113.26
Interior Floor 1	3	HARDWOOD	RCN		143,243
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		81,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	432		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	80	7.48	1989	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		26.91	23,247
EFB	ENCL PORCH	0	96		40.59	3,897
FFL	1ST FLOOR	864	864		134.37	116,099
Ttl Gross Liv / Lease Area		864	1,824	1,066		143,243

