

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
COHAN STEPHANIE 25 VADNAIS ST EAST LONGMEADOW MA 01028 GIS ID F_380749_2853811												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	94600		94,600																			
												RES LAND		101	84000		84,000																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5400		5,400																			
				SUPPLEMENTAL DATA																																
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																												
										Total		184,000		184,000																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
COHAN STEPHANIE STEBBINS,BRUCE W STEBBINS BRUCE W, BILODEAU ANDREW H + MARTH				14213 0070		05-28-2004		U		I		170,000		1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed									
				13611 0490		09-22-2003		U		I		1				2019		101	92,100	2018		101	85,200	2017		101	85,800									
				08111 0076		07-15-1992		U		I		110,000						101	81,600			101	81,600			101	79,700									
				03993 0094		06-25-1974		U		I		0						101	5,400			101	5,400			101	5,400									
				Total		0.00										Total		179100		Total		172200		Total		170900										
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												APPRAISED VALUE SUMMARY																		
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card) 94,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,400 Appraised Land Value (Bldg) 84,000 Special Land Value 0 Total Appraised Parcel Value 184,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 184,000																										
0001						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								WOOD STOVE		11-14-2014 03-25-2004 11-06-2003 06-23-1992 08-12-1991 06-17-1980						317 250 274 131 181 500		1 22 2 14 3 3		LEFT NOTICE MAILER SENT MEASURED INSPECTED MEAS+INSPCTD MEAS+INSPCTD								
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				7,914 SF		10.62	1.000	5	LAND	1.00	MA	1.00			0			1.000		10.62		84,000										
Total Card Land Units																		0.182		AC	Parcel Total Land Area: 0.1817				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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	105.74	
Interior Floor 2	4	CARPET	RCN	165,983	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	94,600	
FBM Sqft	720		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
03	GARAGE	OB	Outbuildi	L	252	28.18	1955	60	0.00	AV	A	1.00	4,300
07	POOL A-C	OB	Outbuildi	L	18	69.00	1975	60	0.00	AV	A	1.00	700
19	PATIO			L	160	5.75	1985	50	0.00	FR	F	0.90	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		25.00	23,998	
FFL	1ST FLOOR	1,130	1,130		124.99	141,236	
WDK	WOOD DECK	0	44		17.04	750	
Ttl Gross Liv / Lease Area		1,130	2,134	1,328		165,983	

