

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

11-03-2020 12:40:01

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	86000	86,000																								
						RES LAND	101	84000	84,000																								
						RESIDNTL.	101	400	400																								
		DRAINAGE		VIEW	COMMUNITY																												
		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#																											
GIS ID F_380618_2853661						Total 170,400 170,400																											
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		2020	101	81,600	2019	101	79,500	2018	101	73,600																
		06925	0439	08-05-1988	U	I	1	1A		101	84,000		101	81,600		101	81,600																
		02215	0031	12-12-1952	U	I	0			101	400		101	400		101	400																
								Total		166000	Total		161500	Total		155600																	
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																																	
Nbhd		Nbhd Name		B		Tracing		Batch																									
0001						101		MA																									
NOTES																																	
BUILDING PERMIT RECORD																																	
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	10.7	1.000	5	LAND	1.00	MA	1.00		0	1.000	10.7	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	Bsmnt 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	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1			Adj Base Rate	120.49	
Interior Floor 2	3	HARDWOOD	RCN	150,950	
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	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	5		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	86,000	
FBM Sqft	432		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			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
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		28.35	24,498
EFB	ENCL PORCH	0	96		42.78	4,107
FFL	1ST FLOOR	864	864		141.60	122,346
Ttl Gross Liv / Lease Area		864	1,824	1,066		150,950

