

Property Location

25 VADNAIS ST

Map ID

25/ 69/ 7/ 1

Bldg Name

State Use

101

Vision ID

1674

Account #

1710

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:42:24

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
COHAN STEPHANIE 25 VADNAIS ST EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed											
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	99700	99,700												
					RES LAND	101	84000	84,000												
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	5400	5,400												
SUPPLEMENTAL DATA						Total				189,100	189,100									
GIS ID F_380749_2853811		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
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		2020	101	94,600	2019	101	92,100	2018	101	85,200				
	08111	0076	07-15-1992	U	I	110,000		101	84,000	101	81,600	101	81,600							
	03993	0094	06-25-1974	U	I	0		101	5,400	101	5,400	101	5,400							
Total								184000		Total		179100		Total		172200				
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																				
WOOD STOVE NVC																				
WDK EST FIELD CHANGE																				
Appraised BLDG. Value (Card) 99,700 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 189,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 189,100																				
BUILDING PERMIT RECORD																				
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	112.49	
Interior Floor 2	4	CARPET	RCN	174,947	
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	99,700	
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		26.35	25,294	
FFL	1ST FLOOR	1,130	1,130		131.74	148,863	
WDK	WOOD DECK	0	44		17.96	790	
Ttl Gross Liv / Lease Area		1,130	2,134	1,328		174,947	

