

Property Location

23 VADNAIS ST

Map ID

25/ 70/ 6/ 1

Bldg Name

State Use

101

Vision ID

1676

Account #

1712

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:42:40

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MENDENHALL DONNA M 23 VADNAIS ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	107500	107,500												
						RES LAND	101	84000	84,000												
						RESIDNTL.	101	7800	7,800												
		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_380762_2853739						Total				199,300	199,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MENDENHALL DONNA M MENDENHALL GARY E + DONNA		09306	0467	11-14-1995	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		05761	0520	02-15-1985	U	I	64,900		2020	101	101,900	2019	101	99,100	2018	101	91,600				
										101	84,000		101	81,600		101	81,600				
										101	7,800		101	7,800		101	7,800				
		Total						Total		193700	Total		188500	Total		181000					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount										Comm Int				
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 107,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,800 Appraised Land Value (Bldg) 84,000 Special Land Value 0 Total Appraised Parcel Value 199,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 199,300												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
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							
126	06-01-1991	MN	Manual Note	1,000				DECK	05-11-2018			333	2	MEASURED							
									04-20-2004			318	14	INSPECTED							
									03-25-2004			250	22	MAILER SENT							
									11-06-2003			274	2	MEASURED							
									06-23-1992			131	3	MEAS+INSPCTD							
									06-17-1980			500	3	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				7,942 SF	10.58	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.58	84,000
Total Card Land Units							0.182	AC	Parcel Total Land Area: 0.1823							Total Land Value					84,000

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State Use 101
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		123.42
Interior Floor 2	5	LINO/VINYL	RCN		153,550
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1952
AC Type	03	FULL	Effective Year Built		1988
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
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		70
Extra Kitchen St			RCNLD		107,500
FBM Sqft	346		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
03	GARAGE	OB	Outbuildi	L	396	28.18	1965	70	0.00	GD	A	1.00	7,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		28.47	24,596	
FFL	1ST FLOOR	864	864		142.18	122,840	
WDK	WOOD DECK	0	305		20.04	6,114	
Ttl Gross Liv / Lease Area		864	2,033	1,080		153,550	

