

Property Location

15 VADNAIS ST

Map ID

25/ 72/ 4/ 1

Bldg Name

State Use

101

Vision ID

1678

Account #

1714

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:43:02

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
SLEEPER JOSEPH R 76 BRITTANY RD INDIAN ORCHARD MA 01151		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed									
										RESIDNTL.		101		112100		112,100									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		84000		84,000									
										RESIDNTL.		101		7200		7,200									
		SUPPLEMENTAL DATA								Total		203,300		203,300											
GIS ID F_380789_2853593		Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY		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)											
SLEEPER JOSEPH R DAWSON,LINDAA JOHNSTON SHIRLEY M HEIRS +,DEVISEES		15857 0560		04-27-2006		U		I		184,000		1A		Year		Code		Assessed		Year		Code		Assessed	
		15344 0029		09-20-2005		U		I		1				2020		101		106,300		2019		101		103,500	
		02211 0506		11-25-1952		U		I		0						101		84,000				101		81,600	
																101		7,200				101		7,200	
		Total												Total		197500		Total		192300		Total		184600	
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																		APPROAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								112,100							
0001						101		MA		Appraised Xf (B) Value (Bldg)								0							
										Appraised Ob (B) Value (Bldg)								7,200							
										Appraised Land Value (Bldg)								84,000							
										Special Land Value								0							
										Total Appraised Parcel Value								203,300							
										Valuation Method								C							
										Adjustment															
										Net Total Appraised Parcel Value								203,300							
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											
133	01-01-1984	MN	Manual Note					DK ON POOL	11-14-2014			317	11	ENTRY DENIED											
									03-24-2004			250	22	MAILER SENT											
									11-01-2003			274	2	MEASURED											
									06-25-1992			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				7,790 SF	10.78	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.78	84,000				
Total Card Land Units							0.179	AC	Parcel Total Land Area: 0.1788							Total Land Value					84,000				

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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	3	ALUMINUM	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		114.30	
Interior Floor 1	4	CARPET	RCN		160,085	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1951	
Heat Type	1	FORCED H/A	Effective Year Built		1988	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	0		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		70	
Extra Kitchens	0		RCNLD		112,100	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	540		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	280	28.18	1950	60	0.00	AV	A	1.00	4,700
07	POOL A-C	OB	Outbuildi	L	24	69.00	1979	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	96	7.48	1970	60	0.00	AV	A	1.00	400
22	WOOD DK			L	192	9.20	1979	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		26.84	19,323	
EFB	ENCL PORCH	0	140		40.26	5,636	
FFL	1ST FLOOR	1,000	1,000		134.19	134,187	
PAT	PATIO	0	140		6.71	939	
Ttl Gross Liv / Lease Area		1,000	2,000	1,193		160,085	

