

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
COHAN STEPHANIE 25 VADNAIS ST EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		125400		125,400																	
												RES LAND		101		109800		109,800																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		6100		6,100																	
				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_380749_2853811												Total		241,300		241,300																			
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				2023		101		115,200		2022		101		104,000		2021		101		99,700	
				08111		0076		07-15-1992		U		I		110,000						101		99,900				101		90,800				101		84,000	
				03993		0094		06-25-1974		U		I		0						101		5,400				101		5,400				101		5,400	
				Total														220,500		Total		200,200		Total		189,100									
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) 125,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,100 Appraised Land Value (Bldg) 109,800 Special Land Value 0 Total Appraised Parcel Value 241,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 241,300																	
Nbhd		Nbhd Name				Tracing		Batch																											
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		10-24-2012		91		INSULATION		1,600								WOOD STOVE		11-14-2014						317		1		LEFT NOTICE							
294		10-01-1992		MN		Manual Note												03-25-2004						250		22		MAILER SENT							
																		11-06-2003						274		2		MEASURED							
																		06-23-1992						131		14		INSPECTED							
																		08-12-1991						181		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						7,914		SF	13.88		1.000	5	LAND	1.00	MA	1.00			0			1.000	13.88	109,800							
Total Card Land Units 0.18 AC																		Parcel Total Land Area: 0.18		Total Land Value 109,800															

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	146.10	
Interior Floor 2	4	CARPET	RCN	220,019	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1978	
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	125,400	
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	32.00	1955	60	0.00	AV	A	1.00	4,800
07	POOL A-C	OB	Outbuildi	L	18	69.00	1975	60	0.00	AV	A	1.00	700
19	PATIO			L	160	8.00	1985	50	0.00	FR	F	0.90	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		33.06	31,738	
FFL	1ST FLOOR	1,130	1,130		165.30	186,793	
WDK	WOOD DECK	0	44		33.81	1,488	
Ttl Gross Liv / Lease Area		1,130	2,134			220,019	

