

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
COHAN STEPHANIE 25 VADNAIS ST EAST LONGMEADOW MA 01028 GIS ID F_380749_2853811 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	135600		135,600										
												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						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		251,500		251,500											
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			2024	101	125,400	2023	101	115,200	2022	101	104,000						
				08111 0076		07-15-1992		U	I	110,000				101	109,800		101	99,900		101	90,800						
				03993 0094		06-25-1974		U	I	0				101	6,100		101	5,400		101	5,400						
Total												241,300		Total		220,500		Total		200,200							
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												APPRaised VALUE SUMMARY											
Nbhd				Nbhd Name						Tracing			Batch			Appraised BLDG. Value (Card)										135,600	
0001										101			MA			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										251,500	
																Valuation Method										C	
																Adjustment											
																Net Total Appraised Parcel Value										251,500	
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			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12						
Grade	C		AVERAGE			Bsmt Garage							
Stories	1.00		1 Story			Units	1						
Foundation	1					MIXED USE							
Exterior Wall 1	4		VINYL			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				159.59			
Interior Floor 1	3		HARDWOOD			RCN				237,974			
Interior Floor 2	4		CARPET			Net Other Adj							
Heat Fuel	2		GAS			Year Built				1952			
Heat Type	1		FORCED H/A			Effective Year Built				1978			
AC Type	03		FULL			Depreciation Code				AV			
Bedrooms	3					Remodel Rating							
Full Baths	1					Year Remodeled							
Half Baths	0					Depreciation %				43			
Extra Fixtures	0					Functional Obsol							
Total Rooms	6					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				57			
Extra Kitchens	0					RCNLD				135,600			
Extra Kitchen St						Dep % Ovr							
FBM Sqft	720					Dep Ovr Comment							
FBM Quality	1					Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	0					Cost to Cure Ovr Comment							
WS Flues	1												
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		35.76		34,328		
FFL	1ST FLOOR					1,130	1,130		178.79		202,037		
WDK	WOOD DECK					0	44		36.57		1,609		
Ttl Gross Liv / Lease Area						1,130	2,134				237,974		

