

State Use 101
Print Date 11/19/2025 10:25:40

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
LAFROMBOISE MICHAEL LAFROMBOISE TIA NICOLE 20 VADNAIS ST EAST LONGMEADOW MA 01028 GIS ID F_380618_2853661												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	129500		129,500											
												RES LAND		101	109800		109,800											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600											
				SUPPLEMENTAL DATA										Total		239,900		239,900										
				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)															
LAFROMBOISE MICHAEL LAFROMBOISE MICHAEL LAFROMBOISE MICHAEL + SAN THOMAS PATRICIA ERICSON				23736	0214	03-02-2021	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				07699	0071	05-13-1991	U	I	1		1A	2025	101	117,700	2024	101	108,900	2023	101	100,000								
				07179	0585	05-30-1989	U	I	118,500			101	109,800		101	109,800		101	99,900									
				06925	0439	08-05-1988	U	I	1		1A	101	600		101	600		101	400									
				02215	0031	12-12-1952	U	I	0																			
												Total		228,100		Total		219,300		Total		200,300						
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																												
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name				Tracing				Batch				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 129,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 109,800 Special Land Value 0 Total Appraised Parcel Value 239,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 239,900														
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				
202202364 93		07-19-2022 05-01-1991		62 MN	SOLAR Manual Note		13,845 1,800		05-08-2023		100				POOL		11-14-2014 11-01-2003 07-06-1992 06-17-1992 06-17-1980					317 274 107 107 500	3 3 3 22 11	MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD MAILER SENT ENTRY DENIED				
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				7,850	SF	13.99	1.000	5	LAND	1.00	MA	1.00				0			1.000	13.99	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				188.71		
Interior Floor 1	3		HARDWOOD				RCN				227,258		
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built				1952		
Heat Type	1		FORCED H/A				Effective Year Built				1982		
AC Type	03		FULL				Depreciation Code				AV		
Bedrooms	2						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %				43		
Extra Fixtures	1						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				57		
Extra Kitchens	0						RCNLD				129,500		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	432						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													
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
02	SHED/FR			L	80	12.00	1989	60	0.00	AV	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	57	1.00	AV	A	0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	864		41.94		36,236		
EFP	ENCL PORCH					0	96		104.73		10,054		
FFL	1ST FLOOR					864	864		209.45		180,969		
Ttl Gross Liv / Lease Area						864	1,824					227,258	

