

Property Location		38 VADNAIS ST		Map ID		25/ 61/ 55/ /		Bldg Name		State Use 101	
Vision ID		1666		Account #		1702		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/19/2025 10:26:55	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
ZIEBEL SHELLEY LIPITZ KENNETH 38 VADNAIS ST EAST LONGMEADOW MA 01028 GIS ID F_380496_2853995						Description	Code	Appraised	Assessed		
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	210900	210,900			
					RES LAND	101	112900	112,900			
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	4600	4,600			
SUPPLEMENTAL DATA						Total				328,400	328,400
		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)								
ZIEBEL SHELLEY SMITH GEORGE E + LORRAINE	07704	0341	05-17-1991	U	I	135,500			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	02215	0424	12-17-1952	U	I	0			2025	101	197,200	2024	101	182,300	2023	101	167,400
										101	112,900		101	112,900		101	102,600
										101	4,600		101	4,600		101	4,100
Total									314,700	Total	299,800	Total	274,100				

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									
Total																		
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		Tracing		Batch												
0001				101		MA												

NOTES																				
										Appraised BLDG. Value (Card)										210,900
										Appraised Xf (B) Value (Bldg)										0
										Appraised Ob (B) Value (Bldg)										4,600
										Appraised Land Value (Bldg)										112,900
										Special Land Value										0
										Total Appraised Parcel Value										328,400
										Valuation Method										C
										Adjustment										
										Net Total Appraised Parcel Value										328,400

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					
201302893 34	10-21-2013 01-01-1984	12 MN	REROOF Manual Note	11,000	04-25-2014	100	04-25-2014	SFL ADDIT	06-26-2017 04-25-2014 03-24-2004 11-06-2003 08-12-1991 02-22-1985			317 317 250 274 181 500	16 15 22 2 3 1	FIELDREV CHG PERMIT VISIT MAILER SENT MEASURED MEAS+INSPCTD LEFT NOTICE					

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				14,214 SF	7.94	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.94	112,900			
Total Card Land Units							0.33	AC	Parcel Total Land Area:							0.33	Total Land Value							112,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	4	CARPET	Adj Base Rate	154.23	
Interior Floor 2	3	HARDWOOD	RCN	301,245	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		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	210,900	
FBM Sqft	648		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			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	288	32.00	1953	50	0.00	FR	A	1.00	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		34.25	29,594
EFP	ENCL PORCH	0	200		85.53	17,106
FFL	1ST FLOOR	864	864		171.06	147,800
SFL	2ND FLOOR	624	624		171.06	106,744
Ttl Gross Liv / Lease Area		1,488	2,552			301,245

