

Property Location: 71 WOODBRIDGE DR
Vision ID: 5296

Account #5373

MAP ID: 73/ 44/ 9/ /

Bldg Name:

State Use: 101

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/16/2017 01:04

CURRENT OWNER

LORENTZEN BENJAMIN A + JACQUE

71 WOODBRIDGE DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

281,600123,000

Assessed Value

281,600123,000

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_391700_2853969

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

Total

404,600

404,600

RECORD OF OWNERSHIP

BK-VOL/PAGE

20700/ 41316650/ 40416540/ 511796/ 28709928/ 002608593/ 0108

SALE DATE

05/13/201504/24/200703/01/200708/03/200107/14/199710/13/1993

q/u

Q U U U U U

v/i

1 1 1 1 1 1

SALE PRICE

412,500378,000428,000354,000263,000260,000

V.C.

00 L

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

20172017

Code

101101

Assessed Value

274,800132,700

Yr.

20162016

Code

101101

Assessed Value

272,000128,500

Yr.

20152015

Code

101101

Assessed Value

272,900128,500

Total:

407,500

Total:

400,500

Total:

401,400

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Yr.

20172017

Code

101101

Assessed Value

274,800132,700

Yr.

20162016

Code

101101

Assessed Value

272,000128,500

Yr.

20152015

Code

101101

Assessed Value

272,900128,500

Total:

407,500

Total:

400,500

Total:

401,400

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NV

NOTES

SUB DIV 660 JACUZZI SHOWER & 2 SINKS

MASTER BATH

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

281,600

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

123,000

Special Land Value

0

Total Appraised Parcel Value

404,600

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

404,600

BUILDING PERMIT RECORD

Permit ID

79

Issue Date

04/01/1993

Type

MN

Description

Manual Note

Amount

200,000

Insp. Date

% Comp.

0

Date Comp.

Comments

DWELLING

VISIT/CHANGE HISTORY

Date

06/12/201508/10/200601/12/200003/01/1994

Type

IS

ID

317311247105

Cd.

33315

Purpose/Result

MEAS+INSPCTDMEAS+INSPCTDMEAS+INSPCTDPERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

26,226 SF

Unit Price

3.35

I. Factor

1.4000

S.A.

9

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

NV

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

4.69

Land Value

123,000

Total Card Land Units:

0.60

AC

Parcel Total Land Area:

0.6 AC

Total Land Value:

123,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	1		YES	
Grade	B		GOOD	FBM Sqft	867			
Stories	2.00		2 STORY	Int vs Ext	S		SAME	
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage	
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100	
Roof Structure	2		HIP	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				Adj. Base Rate:				110.48
Interior Floor 1	4		CARPET	Replace Cost				327,469
Interior Floor 2	3		HARDWOOD	AYB				1993
Heat Fuel	2		GAS	EYB				2003
Heat Type	1		FORCED H/A	Dep Code				GD
AC Type	03		FULL	Remodel Rating				
Bedrooms	5			Year Remodeled				
Full Baths	2			Dep %				14
Half Baths	2			Functional Obslnc				
Extra Fixtures	3			External Obslnc				
Total Rooms	9			Cost Trend Factor				1
Bath Style	G		GOOD	Condition				
Kitchen Style	G		GOOD	% Complete				
Kitchens	1			Overall % Cond				86
Extra Kitchens	0			Apprais Val				281,600
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12		CONCRETE	Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	3			Cost to Cure Ovr Comment				
Fireplaces	1							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,081		22.08	23,864	
FFL	1ST FLOOR	1,081	1,081		110.48	119,431	
GAR	GARAGE	0	616		44.12	27,179	
PAT	PATIO	0	439		5.54	2,431	
SFL	2ND FLOOR	917	917		110.48	101,312	
TQS	3/4 STORY	482	642		82.95	53,252	

Ttl. Gross Liv/Lease Area:		2,480	4,776	2,964		327,469	
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