

Property Location: 45 WOODBRIDGE DR
Vision ID: 5297

Account #5374

MAP ID: 73/ 45/ 10/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/16/2017 01:05

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 45T LONGMEADOW, MA VISION									
REYNOLDS MICHAEL R REYNOLDS SUSAN M 45 WOODBRIDGE DR EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value										
										RESIDENTL.	101	291,100	291,100										
										RES LAND	101	122,700	122,700										
										RESIDENTL.	101	14,000	14,000										
SUPPLEMENTAL DATA																							
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391810_2854044						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																	
										Total		427,800		427,800									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
REYNOLDS MICHAEL R DOE JEFFREY M + KATHRYN A, WOODBIDGE ESTATES INC				10945/ 219 08135/ 0063 0/ 0		09/30/1999 08/10/1992		U	I V	287,500 65,000 0		V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
													2017	101	282,400	2016	101	279,200	2015	101	279,200		
													2017	101	132,300	2016	101	128,000	2015	101	128,000		
													2017	101	14,000	2016	101	14,000	2015	101	14,000		
													Total:		428,700		Total:		421,200		Total:		421,200
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)291,100 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)14,000 Appraised Land Value (Bldg)122,700 Special Land Value0 Total Appraised Parcel Value427,800 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value427,800											
Year	Type	Description		Amount	Code	Description	Number	Amount	Comm. Int.														
Total:																							
ASSESSING NEIGHBORHOOD																							
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch															
0001/A						101		NV															
NOTES																							
SUB DIV 660																							
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								
99	05/15/1996	MN	Manual Note	7,000		0		POOL I		08/10/2006			311	3	MEAS+INSPCTD								
309	10/01/1992	MN	Manual Note	140,000		0		DWELLING		01/12/2000			247	3	MEAS+INSPCTD								
										12/31/1996			200	15	PERMIT VISIT								
										03/06/1995			107	15	PERMIT VISIT								
										03/01/1994			105	15	PERMIT VISIT								
LAND LINE VALUATION SECTION																							
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value			
																Spec Use	Spec Calc						
1	101	ONE FAM	RA				25,191 SF	3.48	1.4000	9	1.0000	1.00	NV	1.00					1.00	4.87	122,700		
Total Card Land Units:								0.58	AC	Parcel Total Land Area:						0.58	AC	Total Land Value:					122,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	2		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	B		GOOD	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET	Adj. Base Rate:		95.98	
Heat Fuel	2		GAS	Replace Cost		342,455	
Heat Type	1		FORCED H/A	AYB		1992	
AC Type	01		None	EYB		2002	
Bedrooms	4			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	2			Dep %		15	
Total Rooms	8			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		85	
Basement Floor	12			Apprais Val		291,100	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

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
11	POOL I-V	OB	Outbuilding	L	512	29.00	1996	G		GD	70	13,000
02	SHED/FR			L	160	7.48	2002	G		GD	70	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,384		19.21	26,586	
FFL	1ST FLOOR	1,392	1,392		95.98	133,603	
GAR	GARAGE	0	910		38.39	34,937	
OFP	OPEN PORCH	0	48		10.00	480	
SFL	2ND FLOOR	1,206	1,206		95.98	115,751	
UHS	UNFIN HALF STORY	0	910		28.79	26,202	
WDK	WOOD DECK	0	366		13.37	4,895	
Ttl. Gross Liv/Lease Area:		2,598	6,216	3,568		342,455	

