

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: 12/10/2018 09:24

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	309,200	309,200										
										RES LAND	101	122,700	122,700										
										RESIDENTL.	101	14,000	14,000										
SUPPLEMENTAL DATA									Total				445,900		445,900								
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#																			
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 U U	I V	287,500 65,000 0		V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
												2018	101	291,100	2017	101	282,400	2016	101	279,200			
												2018	101	122,700	2017	101	132,300	2016	101	128,000			
												2018	101	14,000	2017	101	14,000	2016	101	14,000			
												Total:		427,800		Total:		428,700		Total:		421,200	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)309,200 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 Value445,900 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value445,900											
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 DWELLING	05/03/2018			333	2	MEASURED									
309	10/01/1992	MN	Manual Note	140,000		0			08/10/2006			311	3	MEAS+INSPCTD									
									01/12/2000			247	3	MEAS+INSPCTD									
									12/31/1996			200	15	PERMIT VISIT									
									03/06/1995			107	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			
1	101	ONE FAM	RA				25,191 SF	3.48	1.4000	9	1.0000	1.00	NV	1.00		Spec Use	Spec Calc	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		NO SAME	
Model	01		RESIDENTIAL	Central Vac	0			
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					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				101.95
Interior Floor 2	4		CARPET					
Heat Fuel	2		GAS					
Heat Type	1		FORCED H/A					
AC Type	03		FULL					
Bedrooms	4			Replace Cost				363,757
Full Baths	2			AYB				1992
Half Baths	1			EYB				2003
Extra Fixtures	2		Dep Code				GD	
Total Rooms	8		Remodel Rating					
Bath Style	G	GOOD	Year Remodeled					
Kitchen Style	G	GOOD	Dep %				15	
Kitchens	1		Functional ObsInc					
Extra Kitchens	0		External ObsInc					
Frame	1	WOOD	Cost Trend Factor				1	
Basement Floor	12	CONCRETE	Condition					
Bsmt Garage			% Complete					
Units	1		Overall % Cond				85	
WS Flues			Apprais Val				309,200	
FBM Quality			Dep % Ovr				0	
Fireplaces	1		Dep Ovr Comment					
			Misc Imp Ovr				0	
			Misc Imp Ovr Comment					
			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

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BMT	BASEMENT	0	1,384		20.40	28,240
FFL	1ST FLOOR	1,392	1,392		101.95	141,914
GAR	GARAGE	0	910		40.78	37,110
OFP	OPEN PORCH	0	48		10.62	510
SFL	2ND FLOOR	1,206	1,206		101.95	122,951
UHS	UNFIN HALF STORY	0	910		30.58	27,832
WDK	WOOD DECK	0	366		14.21	5,199

Ttl. Gross Liv/Lease Area:		2,598	6,216	3,568		363,757

