Property Location 78 WOOD AV | Map ID 2/ 78/ 17/ / | Bldg Name | State Use 101
Vision ID 1176 | Account # 1206 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2019 11:41:39

CURRENT OWNER

CHAMPAGNE JEANNE + THRESHER
THRESHER RALPH E AS SUCCESSO
3 MANOR CT

ENFIELD CT 06082

GIS ID F_374342_2855219

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE	VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	40100	40,100
RES LAND	101	64000	64,000
RESIDNTL.	101	100	100
		Total	104,200	104,200

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CHAMPAGNE JEANNE + THRESHER	18346	0470	06-22-2010	U	I	100	1A
THRESHER,RALPH E + ALAN A	12215	0476	03-07-2002	U	I	100	1A
BENNETT,JANET H ET AL	10224	0279	04-01-1998	U	I	1	1A
BENNETT,JANET H ET AL	04741	0195	03-16-1979	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	38,900	2018	101	35,900	2017	101	34,700
	101	62,100		101	62,100		101	58,900
	101	100		101	100		101	100
	Total	101100		Total	98100		Total	93700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MF

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	40,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	100
Appraised Land Value (Bldg)	64,000
Special Land Value	0
Total Appraised Parcel Value	104,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	104,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
01-27-2012			317	16	FIELDREV CHG
08-26-2010			316	3	MEAS+INSPCTD
05-05-2004			319	14	INSPECTED
04-16-2004			250	22	MAILER SENT
04-13-2004			316	2	MEASURED
07-14-1992			131	14	INSPECTED
05-06-1992			107	2	MEASURED

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				8,400	SF	10.02	0.760	3	LAND	1.00	MF	1.00			0			1.000	7.62	64,000
						Total Card Land Units	0.193	AC	Parcel Total Land Area:	0.1928												Total Land Value	64,000

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.5	
Foundation	2	CONC BLOCK
Exterior Wall 1	20	COMP CLAP
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2	8	PLYWD PANL
Interior Floor 1	2	SOFTWOOD
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	01	NONE
Bedrooms	2	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	5	
Bath Style	F	FAIR
Half Bath Style		
Kitchens	1	
Kitchen Style	F	FAIR
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	0	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

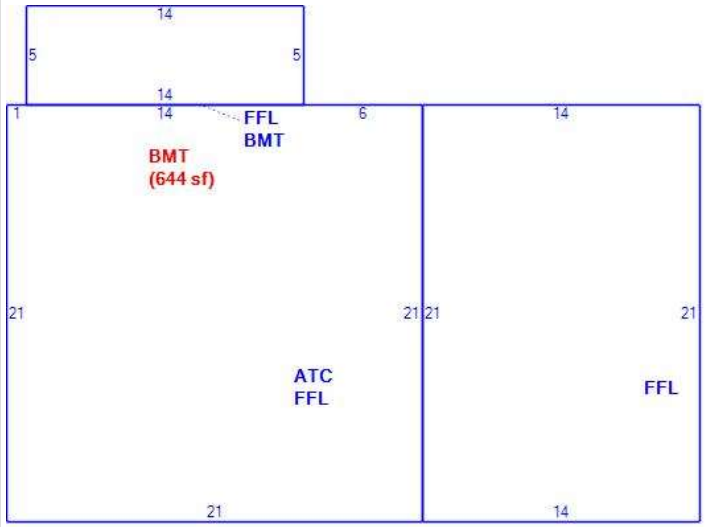
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	113.68
RCN	133,673
Net Other Adj	
Year Built	1920
Effective Year Built	1947
Depreciation Code	PR
Remodel Rating	
Year Remodeled	
Depreciation %	70
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	30
RCNLD	40,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
02	SHED/FR			L	70	7.48	1955	30	0.00	PR	F	0.90	100

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	110	441		31.51	13,898
BMT	BASEMENT	0	714		25.30	18,067
FFL	1ST FLOOR	805	805		126.35	101,708
	Ttl Gross Liv / Lease Area	915	1,960	1,058		133,673