

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCKINNON CHRISTOPHER D MCKINNON DANIELLE S 78 WOODBRIDGE DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	445000		445,000												
												RES LAND		101	126100		126,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13100		13,100												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
GIS ID F_391672_2853739												Total		584,200		584,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCKINNON CHRISTOPHER D KLEEBERG DANIEL J SOUCY,GERALD M FOX GREGORY J +, WOODBIDGE ESTATES INC				21262		0334		07-13-2016		Q		I		586,500		00		Year		Code	Assessed		Year		Code	Assessed			
				11267		0496		07-14-2000		U		I		420,000				2019		101	433,900		2018		101	441,100			
				BK-10		0		02-27-1998		U		I		335,000						101	122,600				101	122,600			
				07846		0023		11-01-1991		U		V		64,000						101	13,100				101	13,100			
				0000		0000				U		0						Total		569600		Total		576800		Total		524700	
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int			
Total				0.00																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		NV																					
NOTES																													
5 FIX BATH OFF MASTER BED ALSO CERAM TILE IN KIT AND FRONT ENTRANCE JACUZZI & SHOWER IN MASTER BATH 3/4 BATH ADDED IN BMT 1998																Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value										445,000 0 13,100 126,100 0 584,200 C 584,200			
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	
312		12-17-2009		10		SHED		4,500								10` X 14` PREBUILT		01-26-2017						317		16		FIELDREV CHG	
37		03-30-1998		7		REMODEL		15,000								ADD BATH		02-02-2010						316		15		PERMIT VISIT	
149		06-01-1992		MN		Manual Note		10,000								POOL I		04-03-2007						250		22		MAILER SENT	
30		03-01-1992		MN		Manual Note		200,000								DWELLING		08-10-2006						311		30		NOAH	
																		04-24-2000						247		14		INSPECTED	
																		01-12-2000						247		2		MEASURED	
																		05-24-1999						105		15		PERMIT VISIT	
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		RA				25,019	SF	3.60	1.400	9	LAND	1.00	NV	1.00				0		1.000	5.04		126,100				
Total Card Land Units								0.574	AC	Parcel Total Land Area: 0.5744								Total Land Value								126,100			

Property Location 78 WOODBRIDGE DR
 Vision ID 5299 Account # 5376

Map ID 73/ 47/ 7/ 1
 Bldg # 1

Bldg Name
 Sec # 1 of 1

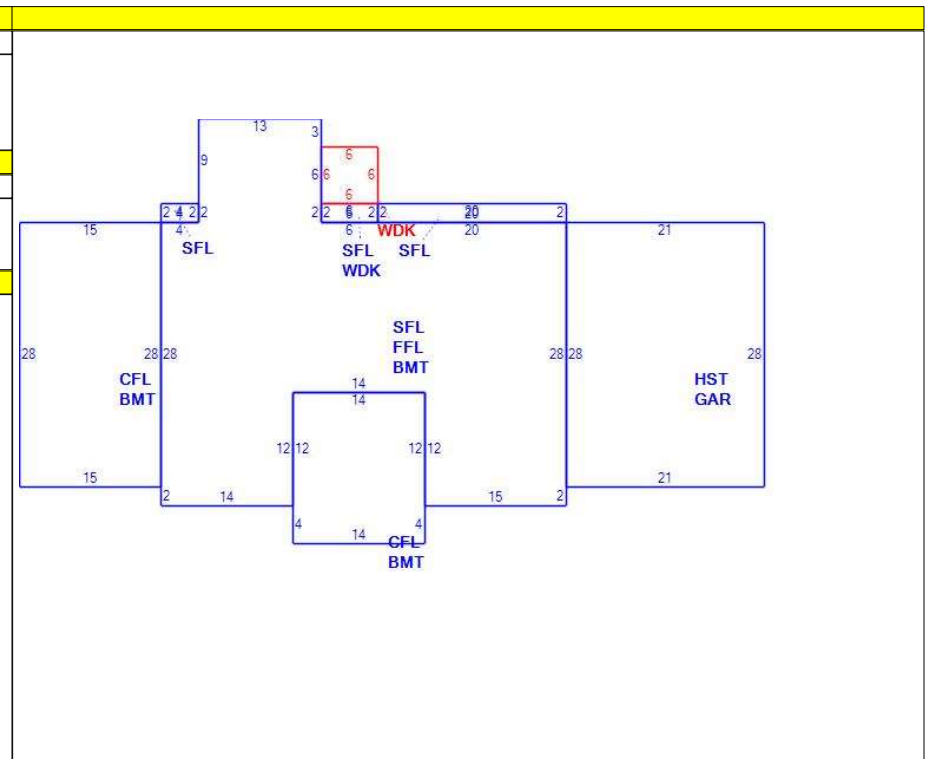
Card # 1 of 1

State Use 101
 Print Date 12/19/2019 5:29:49 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A-	V GOOD-	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		67.64
Interior Floor 1	3	HARDWOOD	RCN		523,539
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		85
Extra Kitchens	0		RCNLD		445,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1432		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	67.64
RCN	523,539
Net Other Adj	
Year Built	1992
Effective Year Built	2003
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	85
RCNLD	445,000
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
11	POOL I-V	OB	Outbuildi	L	512	29.00	1992	70	0.00	GD	A	1.00	10,400
02	SHED/FR			L	120	7.48	1992	70	0.00	GD	A	1.00	600
19	PATIO			L	336	5.75	1992	60	0.00	AV	A	1.00	1,200
02	SHED/FR			L	140	7.48	2009	70	0.00	GD	G	1.25	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,909		25.12	47,948
CFL	CATHEDRAL CE	644	644		129.22	83,219
FFL	1ST FLOOR	1,265	1,265		125.52	158,781
GAR	GARAGE	0	588		50.16	29,497
HST	HALF STORY	294	588		62.76	36,903
SFL	2ND FLOOR	1,325	1,325		125.52	166,312
WDK	WOOD DECK	0	48		18.30	879
Ttl Gross Liv / Lease Area		3,528	6,367	4,171		523,539

