Property Location 45 WOODBRIDGE DR | Map ID 73/ 45/ 10/ / | Bldg Name | State Use 101
Vision ID 5297 | Account # 5374 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-04-2020 8:58:14 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
REYNOLDS MICHAEL R				
REYNOLDS SUSAN M	**TOPO WET**	**EASEMENT**	**TRAFFIC**	**CORNER**
45 WOODBRIDGE DR	**DRAINAGE**		**VIEW**	**COMMUNITY**
EAST LONGMEADOW MA 01028				

GIS ID F_391810_2854044

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	327800	327,800
RES LAND	101	126200	126,200
RESIDNTL.	101	14000	14,000
Total		468,000	468,000

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
REYNOLDS MICHAEL R	10945	0219	09-30-1999	U	I	287,500	
DOE JEFFREY M + KATHRYN A,	08135	0063	08-10-1992	U	V	65,000	
WOODBRIDGE ESTATES INC	0000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	101	318,000	2019	101	309,200	2018	101	291,100
	101	126,200		101	122,700		101	122,700
	101	14,000		101	14,000		101	14,000
	Total	458200		Total	445900		Total	427800

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

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	327,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	14,000
Appraised Land Value (Bldg)	126,200
Special Land Value	0
Total Appraised Parcel Value	468,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	468,000

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	NV

NOTES

SUB DIV 660

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
99	05-15-1996	MN	Manual Note	7,000				POOL I
309	10-01-1992	MN	Manual Note	140,000				DWELLING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-03-2018			333	2	MEASURED
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
03-01-1994			105	15	PERMIT VISIT
02-11-1993			131	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				25,191	SF	3.58	1.400	9	LAND	1.00	NV	1.00			0			1.000	5.01	126,200
Total Card Land Units							0.578	AC	Parcel Total Land Area:			0.5783									Total Land Value		126,200

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B	GOOD
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	2	CLAPBOARD
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	8	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

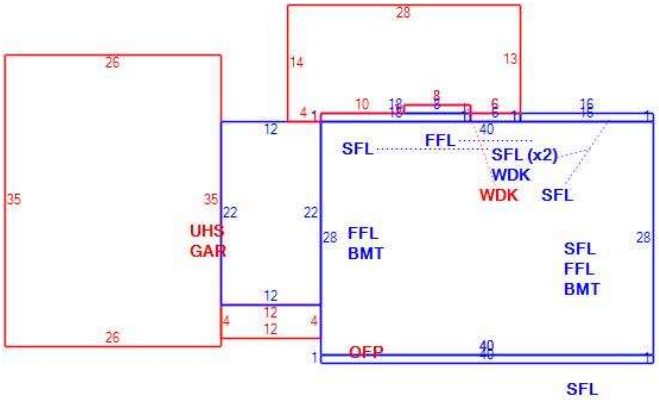
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	2.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	79.46
RCN	394,880
Net Other Adj	
Year Built	1992
Effective Year Built	2001
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	83
RCNLD	327,800
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	1996	70	0.00	GD	G	1.25	13,000
02	SHED/FR			L	160	7.48	2002	70	0.00	GD	G	1.25	1,000

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,384		22.15	30,656
FFL	1ST FLOOR	1,392	1,392		110.67	154,056
GAR	GARAGE	0	910		44.27	40,285
OFP	OPEN PORCH	0	48		11.53	553
SFL	2ND FLOOR	1,206	1,206		110.67	133,471
UHS	UNFIN HALF STORY	0	910		33.20	30,214
WDK	WOOD DECK	0	366		15.42	5,644
	Ttl Gross Liv / Lease Area	2,598	6,216	3,568		394,880