

Property Location

78 WOODBRIDGE DR

Map ID

73/ 47/ 7/ I

Bldg Name

State Use

101

Vision ID

5299

Account #

5376

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

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CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW							
MCKINNON CHRISTOPHER D MCKINNON DANIELLE S 78 WOODBRIDGE DR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed								
										RESIDNTL.	101	456200	456,200								
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	126100	126,100								
										RESIDNTL.	101	13100	13,100								
		SUPPLEMENTAL DATA																			
		Alt Prcl ID		Received																	
		SP Permit		NIA																	
		Chapter Land		Field 8																	
		OC Dates		Field 9																	
		In+Ex FY		Field 10																	
GIS ID		F_391672_2853739		Mailed		Assoc Pid#				Total		595,400		595,400							
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				2020	101	445,000	2019	101	433,900
		BK-10		0		02-27-1998		U		I		335,000					101	126,100		101	122,600
		07846		0023		11-01-1991		U		V		64,000					101	13,100		101	13,100
		0000		0000				U		0						Total	584200	Total	569600	Total	576800
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) 456,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,100 Appraised Land Value (Bldg) 126,100 Special Land Value 0 Total Appraised Parcel Value 595,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 595,400																					
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	3.6	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

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 Vision ID 5299 Account # 5376

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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	
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	71.96	
Interior Floor 1	3	HARDWOOD	RCN	549,666	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1992	
Heat Type	1	FORCED H/A	Effective Year Built	2001	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %	17	
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	83	
Extra Kitchens	0		RCNLD	456,200	
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			

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		26.37	50,341	
CFL	CATHEDRAL CE	644	644		135.67	87,372	
FFL	1ST FLOOR	1,265	1,265		131.78	166,705	
GAR	GARAGE	0	588		52.67	30,969	
HST	HALF STORY	294	588		65.89	38,744	
SFL	2ND FLOOR	1,325	1,325		131.78	174,612	
WDK	WOOD DECK	0	48		19.22	922	
Ttl Gross Liv / Lease Area		3,528	6,367	4,171		549,666	

