

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	474300		474,300															
												RES LAND		101	136400		136,400															
				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		623,800		623,800																
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				2021		101		456,200		2020		101		445,000				
				BK-10		0000		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				
				00000		0000				U				0				Total		595,400		Total		584,200		Total		569,600				
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								474,300 0 13,100 136,400 0 623,800 C 623,800								
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	3.89	1.400	9	LAND	1.00	NV	1.00					0			1.000	5.45	136,400						
Total Card Land Units																0.57	AC	Parcel Total Land Area: 0.57				Total Land Value										136,400

Property Location 78 WOODBRIDGE DR
 Vision ID 5299 Account # 5376

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

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/4/2021 9:06:51 AM

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		75.56
Interior Floor 1	3	HARDWOOD	RCN		571,439
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		474,300
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		27.41	52,335					
CFL	CATHEDRAL CE	644	644		141.04	90,833					
FFL	1ST FLOOR	1,265	1,265		137.00	173,309					
GAR	GARAGE	0	588		54.75	32,196					
HST	HALF STORY	294	588		68.50	40,279					
SFL	2ND FLOOR	1,325	1,325		137.00	181,529					
WDK	WOOD DECK	0	48		19.98	959					
Ttl Gross Liv / Lease Area		3,528	6,367	4,171		571,439					

