

Property Location

78 PINE GROVE CR

Map ID

46/ 53/ 13/ /

Bldg Name

State Use

101

Vision ID

6261

Account #

6347

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:24:15

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
MIDGHALL JOHN G JR MIDGHALL MARY K 78 PINE GROVE CR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	408800	408,800										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	140100	140,100										
										RESIDNTL.	101	1000	1,000										
		SUPPLEMENTAL DATA								Total				549,900	549,900								
GIS ID		F_385119_2857418		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
MIDGHALL JOHN G JR MIDGHALL JOHN G JR CHAPDELAINE JOSEPH & SONS INC, WILDER NORMA B ET AL, WILDER NORMA B ET AL,		22535 0459		01-25-2019		U I		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		11496 0391		02-02-2001		U V		V		85,000				2022	101	368,600	2021	101	353,900	2020	101	343,800	
		11103 0429		02-24-2000		U V		V		200,000		1			101	142,700		101	132,100		101	132,100	
		00147 0075		06-18-1964		U V		V		1					101	1,000		101	1,000		101	1,000	
		00000 0000				U				0				Total		512,300	Total		487,000	Total		476,900	
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				Tracing				Batch													
0001						101				NV													
NOTES																							
SUB DIV 834 ORCHARD HILL																							
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						
317	11-07-2000	2	DWELLING	225,000								05-30-2018			333	2	MEASURED						
												09-28-2010			311	2	MEASURED						
												09-18-2002			250	22	MAILER SENT						
												09-16-2002			274	2	MEASURED						
												05-30-2001			247	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	RA				36,400 SF	3.08	1.250	9	LAND	1.00	NV	1.00	GDVW		0		1.000	3.85	140,100		
Total Card Land Units							0.84	AC	Parcel Total Land Area: 0.84							Total Land Value							140,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	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			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		100.58
Interior Floor 1	4	CARPET	RCN		464,535
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2000
Heat Type	1	FORCED H/A	Effective Year Built		2009
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		12
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		88
Extra Kitchens	0		RCNLD		408,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	585		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
19	PATIO			L	200	5.75	2015	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	1,169		29.90	34,952	
FFL	1ST FLOOR	1,169	1,169		149.37	174,611	
GAR	GARAGE	0	484		59.87	28,977	
OPF	OPEN PORCH	0	36		16.60	597	
OSP	SCRN PORCH	0	144		22.82	3,286	
PAT	PATIO	0	360		7.47	2,689	
SFL	2ND FLOOR	720	720		149.37	107,545	
TQS	3/4 STORY	677	902		112.11	101,122	
WDK	WOOD DECK	0	360		29.87	10,755	
Ttl Gross Liv / Lease Area		2,566	5,344			464,535	

