

Property Location		78 WOOD AV		Map ID		2/ 78/ 17/ /		Bldg Name		State Use 101																			
Vision ID		1176		Account #		1206		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date 11/13/2023 7:10:32 P									
CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
CHAMPAGNE JEANNE + THRESHER THRESHER RALPH E AS SUCCESSO 3 MANOR CT		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW											
										RESIDNTL.		101		93500		93,500													
										RES LAND		101		83700		83,700													
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		200		200													
ENFIELD CT 06082		SUPPLEMENTAL DATA																											
		Alt Prcl ID						Received																					
		SP Permit						NIA																					
		Chapter Land						Field 8																					
GIS ID		F_374342_2855219		Mailed		Assoc Pid#						Total		177,400		177,400													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
CHAMPAGNE JEANNE + THRESHER THRESHER, RALPH E + ALAN A BENNETT, JANET H ET AL BENNETT, JANET H ET AL		18346		0470		06-22-2010		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed			
		12215		0476		03-07-2002		U		I		100		1A		2023		101		85,500		2022		101		44,300			
		10224		0279		04-01-1998		U		I		1		1A				101		76,000				101		69,100			
		04741		0195		03-16-1979		U		I		0						101		100				101		100			
																Total		161,600		Total		113,500		Total		106,500			
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description														YEAR		Amount		Comm Int	

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	157.22
RCN	179,739
Net Other Adj	
Year Built	1920
Effective Year Built	1973
Depreciation Code	FA
Remodel Rating	
Year Remodeled	
Depreciation %	48
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	52
RCNLD	93,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

/ XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
2.00	1955	30	0.00	PR	F	0.90	200

SUMMARY SECTION				
ng	Gross	Eff Area	Unit Cost	Undeprec Value
110	441		42.38	18,687
0	714		34.02	24,294
805	805		169.89	136,758
915	1,960			179,739

