

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

11/14/2023 9:41:10 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
REYNOLDS MICHAEL R REYNOLDS SUSAN M 45 WOODBRIDGE DR		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed														
										RESIDNTL.	101	409600	409,600														
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	147400	147,400														
										RESIDNTL.	101	14700	14,700														
EAST LONGMEADOW MA 01028										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_391810_2854044		Mailed		Assoc Pid#						Total				571,700 571,700													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
REYNOLDS MICHAEL R DOE JEFFREY M + KATHRYN A, WOODBIDGE ESTATES INC		10945		0219		09-30-1999		U		I		287,500		Year		Code		Assessed		Year		Code		Assessed			
		08135		0063		08-10-1992		U		V		65,000		2023		101		380,100		2022		101		342,100			
		00000		0000				U				0				101		133,800				101		136,000			
																101		14,000				101		14,000			
														Total				527,900		Total				492,100			
																								468,000			
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																									
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch												Appraised BLDG. Value (Card)									
0001				101		NV												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											
																571,700											
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													
99	05-15-1996	MN	Manual Note	7,000				POOL I	05-03-2018			333	2	MEASURED													
309	10-01-1992	MN	Manual Note	140,000				DWELLING	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	4.68	1.250	9	LAND	1.00	NV	1.00			0		1.000	5.85	147,400						
							Total Card Land Units	0.58	AC	Parcel Total Land Area:				0.58								Total Land Value	147,400				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	B	GOOD	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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		102.86
Interior Floor 1	3	HARDWOOD	RCN		499,500
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
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		82
Extra Kitchens	0		RCNLD		409,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
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	12.00	2002	70	0.00	GD	G	1.25	1,700

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,384		27.85	38,541
FFL	1ST FLOOR	1,392	1,392		139.14	193,678
GAR	GARAGE	0	910		55.65	50,646
OFP	OPEN PORCH	0	48		14.49	696
SFL	2ND FLOOR	1,206	1,206		139.14	167,799
UHS	UNFIN HALF STORY	0	910		41.74	37,984
WDK	WOOD DECK	0	366		27.75	10,157
Ttl Gross Liv / Lease Area		2,598	6,216			499,500

