

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

11/14/2023 12:29:25

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	439300	439,300		
						RES LAND	101	154700	154,700		
						RESIDNTL.	101	1400	1,400		
		DRAINAGE		VIEW	COMMUNITY						
		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_385119_2857418						Total				595,400	595,400

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	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		11496	0391	02-02-2001	U	V	85,000		2023	101	408,800	2022	101	368,600	2021	101	353,900
		11103	0429	02-24-2000	U	V	200,000	1		101	140,100		101	142,700		101	132,100
		00147	0075	06-18-1964	U	V	1			101	1,000		101	1,000		101	1,000
		00000	0000		U	0			Total		549,900	Total		512,300	Total		487,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
			Total								

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	3.40	1.250	9	LAND	1.00	NV	1.00	GDVW		0		1.000	4.25	154,700		
							Total Card Land Units	0.84	AC	Parcel Total Land Area: 0.84												Total Land Value	154,700

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	
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	110.81	
Interior Floor 1	4	CARPET	RCN	504,940	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2000	
Heat Type	1	FORCED H/A	Effective Year Built	2008	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %	13	
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	87	
Extra Kitchens	0		RCNLD	439,300	
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	8.00	2015	70	0.00	GD	G	1.25	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,169		32.50	37,992	
FFL	1ST FLOOR	1,169	1,169		162.36	189,799	
GAR	GARAGE	0	484		65.08	31,498	
OFP	OPEN PORCH	0	36		18.04	649	
OSP	SCRN PORCH	0	144		24.81	3,572	
PAT	PATIO	0	360		8.12	2,922	
SFL	2ND FLOOR	720	720		162.36	116,899	
TQS	3/4 STORY	677	902		121.86	109,918	
WDK	WOOD DECK	0	360		32.47	11,690	
Ttl Gross Liv / Lease Area		2,566	5,344			504,940	

