

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	600600			600,600													
												RES LAND		101	147400			147,400													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	14500			14,500													
				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						762,500			762,500												
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	Year		Code	Assessed				
				11267 0496		07-14-2000		U		I		420,000				2024		101	557,800	2023		101	521,200	2022		101	474,300				
				BK-10 0000		02-27-1998		U		I		335,000						101	147,400			101	133,900			101	136,400				
				07846 0023		11-01-1991		U		V		64,000						101	14,500			101	13,100			101	13,100				
				00000 0000				U				0				Total		719,700		Total		668,200		Total		623,800					
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																															
Nbhd		Nbhd Name				Tracing		Batch																							
0001						101		NV																							
NOTES																															
5 FIX BATH OFF MASTER BED ALSO CERAM																Appraised BLDG. Value (Card)										600,600					
TILE IN KIT AND FRONT ENTRANCE JACUZZI																Appraised Xf (B) Value (Bldg)										0					
& SHOWER IN MASTER BATH 3/4 BATH ADDED																Appraised Ob (B) Value (Bldg)										14,500					
IN BMT 1998																Appraised Land Value (Bldg)										147,400					
																Special Land Value										0					
																Total Appraised Parcel Value										762,500					
																Valuation Method										C					
																Adjustment															
																Net Total Appraised Parcel Value										762,500					
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		4.71	1.250	9	LAND	1.00	NV	1.00			0			1.000		5.89		147,400			
Total Card Land Units								0.57		AC		Parcel Total Land Area: 0.57								Total Land Value										147,400	

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 11/22/2024 12:30:18

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	A-	V GOOD-	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	102.11	
Interior Floor 2	4	CARPET	RCN	732,456	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1992	
AC Type	03	FULL	Effective Year Built	2003	
Bedrooms	4		Depreciation Code	GD	
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	18	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	82	
Extra Kitchen St			RCNLD	600,600	
FBM Sqft	1432		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues			Cost to Cure Ovr Comment		

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	12.00	1992	70	0.00	GD	A	1.00	1,000
19	PATIO			L	336	8.00	1992	60	0.00	AV	A	1.00	1,600
02	SHED/FR			L	140	12.00	2009	70	0.00	GD	G	1.25	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,909		35.11	67,034
CFL	CATHEDRAL CE	644	644		180.66	116,344
FFL	1ST FLOOR	1,265	1,265		175.48	221,983
GAR	GARAGE	0	588		70.13	41,238
HST	HALF STORY	294	588		87.74	51,591
SFL	2ND FLOOR	1,325	1,325		175.48	232,512
WDK	WOOD DECK	0	48		36.56	1,755
Ttl Gross Liv / Lease Area		3,528	6,367			732,456

