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 11/22/2024 4:11:36 P

CURRENT OWNER

MIDGHALL JOHN G JR
MIDGHALL MARY K
78 PINE GROVE CR

EAST LONGMEADOW MA 01028

GIS ID F_385119_2857418

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE	VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	469000	469,000
RES LAND	101	154700	154,700
RESIDNTL.	101	1400	1,400
		Total	625,100	625,100

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MIDGHALL JOHN G JR	22535	0459	01-25-2019	U	I	100	1A
MIDGHALL JOHN G JR	11496	0391	02-02-2001	U	V	85,000	
CHAPDELAINE JOSEPH & SONS INC,	11103	0429	02-24-2000	U	V	200,000	1
WILDER NORMA B ET AL,	00147	0075	06-18-1964	U	V	1	
WILDER NORMA B ET AL,	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	439,300	2023	101	408,800	2022	101	368,600
	101	154,700		101	140,100		101	142,700
	101	1,400		101	1,000		101	1,000
	Total	595,400		Total	549,900		Total	512,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

SUB DIV 834 ORCHARD HILL

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	469,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	154,700
Special Land Value	0
Total Appraised Parcel Value	625,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	625,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
317	11-07-2000	2	DWELLING	225,000				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
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

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	11/22/2024 4:11:36 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B+	GOOD (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	0	
Extra Fixtures	2	
Total Rooms	8	
Bath Style	V	VERY GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	585	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

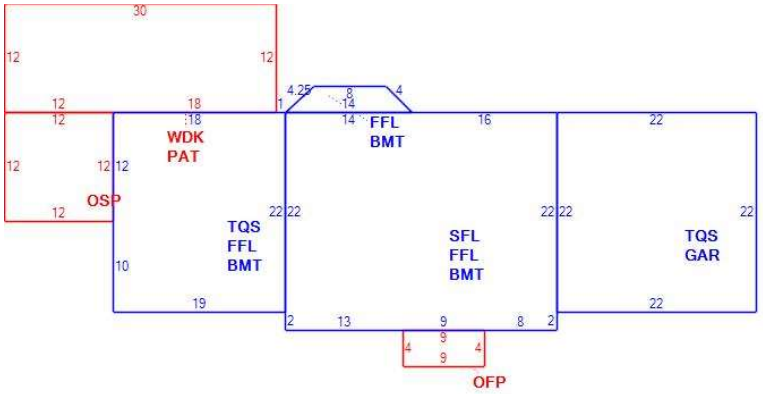
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	121.03
RCN	545,306
Net Other Adj	
Year Built	2000
Effective Year Built	2007
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	86
RCNLD	469,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
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		35.10	41,029
FFL	1ST FLOOR	1,169	1,169		175.34	204,972
GAR	GARAGE	0	484		70.28	34,016
OFP	OPEN PORCH	0	36		19.48	701
OSP	SCRN PORCH	0	144		26.79	3,857
PAT	PATIO	0	360		8.77	3,156
SFL	2ND FLOOR	720	720		175.34	126,244
TQS	3/4 STORY	677	902		131.60	118,705
WDK	WOOD DECK	0	360		35.07	12,624
	Ttl Gross Liv / Lease Area	2,566	5,344			545,306