Property Location 71 WOODBRIDGE DR | Map ID 73/ 44/ 9/ / | Bldg Name | State Use 101
Vision ID 5296 | Account # 5373 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 8:48:16 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
LORENTZEN BENJAMIN A + JACQUE				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
71 WOODBRIDGE DR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_391700_2853969

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	447600	447,600
RES LAND	101	148400	148,400
Total		596,000	596,000

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LORENTZEN BENJAMIN A + JACQUELYN M	20700	0413	05-13-2015	Q	I	412,500	00
LABRIE KEVIN K	16650	0404	04-24-2007	U	I	378,000	
CARTUS FINANCIAL CORPORATION,	16540	0005	03-01-2007	U	I	428,000	1L
HOLMAN DIANE +,	11796	0287	08-03-2001	U	I	354,000	
FLEISHMAN DOROTHY M +,	09928	0026	07-14-1997	U	I	263,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	419,400	2024	101	393,500	2023	101	362,400
	101	148,400		101	148,400		101	134,500
	Total	567,800		Total	541,900		Total	496,900

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

B-25-383 COMP 10/8/25

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	447,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	148,400
Special Land Value	0
Total Appraised Parcel Value	596,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	596,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-25-383	07-02-2025	14	MIN ALT	17,058		0		ENTRY DOOR WIT
79	04-01-1993	MN	Manual Note	200,000				DWELLING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-12-2015			317	3	MEAS+INSPCTD
08-10-2006			311	3	MEAS+INSPCTD
01-12-2000			247	3	MEAS+INSPCTD
03-01-1994			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				26,226	SF	4.53	1.250	9	LAND	1.00	NV	1.00			0			1.000	5.66	148,400
						Total Card Land Units	0.60	AC	Parcel Total Land Area:			0.60										Total Land Value	148,400

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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	2	CLAPBOARD
Exterior Wall 2	8	BRICK VENR
Roof Structure	2	HIP
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	5	
Full Baths	2	
Half Baths	2	
Extra Fixtures	3	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	867	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

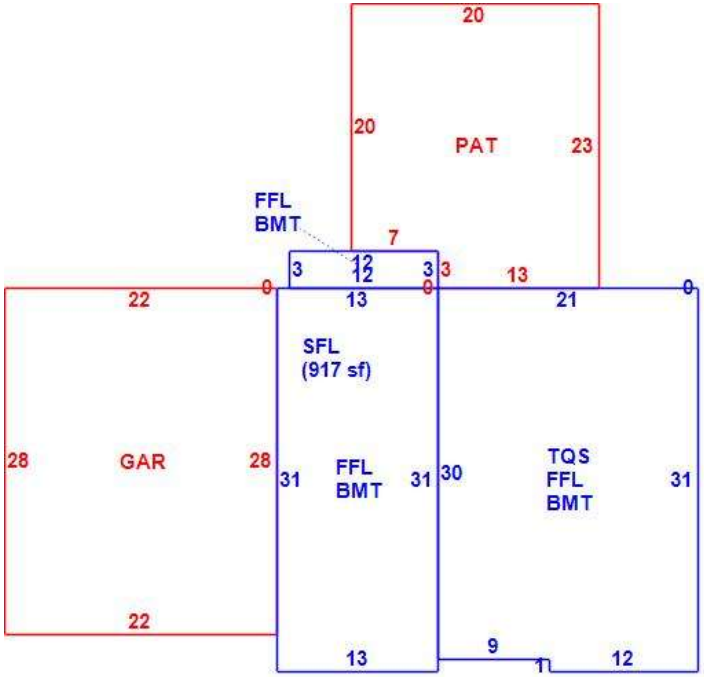
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	131.97
RCN	545,808
Net Other Adj	
Year Built	1993
Effective Year Built	2007
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	82
RCNLD	447,600
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,081		36.80	39,775
FFL	1ST FLOOR	1,081	1,081		184.15	199,062
GAR	GARAGE	0	616		73.54	45,300
PAT	PATIO	0	439		9.23	4,051
SFL	2ND FLOOR	917	917		184.15	168,862
TQS	3/4 STORY	482	642		138.25	88,758
	Ttl Gross Liv / Lease Area	2,480	4,776			545,808