

Property Location: 22 WILDER LN
Vision ID: 3104

Account #3154

MAP ID:38/ 34/ 33/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 11:41

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION														
MCCOMBE JAMES A MCCOMBE VIRGINIA L 22 WILDER LN EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value								
											RESIDENTL.		101						154,000		154,000								
											RES LAND		101						109,100		109,100								
											RESIDENTL.		101		600		600												
SUPPLEMENTAL DATA																													
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384572_2849928				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																						
Total											263,700							263,700											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
MCCOMBE JAMES A				03737/ 0058		10/05/1972		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2016	101	152,300		2015	101	152,300		2014	B	152,100						
													2016	101	105,500		2015	101	105,500		2014	L	108,700						
													2016	101	600		2015	101	600		2014	O	700						
Total:											258,400		Total:		258,400		Total:		261,500										
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor														
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.															
Total:																													
ASSESSING NEIGHBORHOOD															Appraised Bldg. Value (Card) 154,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 600 Appraised Land Value (Bldg) 109,100 Special Land Value 0 Total Appraised Parcel Value 263,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 263,700														
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																		
0001/A								101			MG																		
NOTES																													
NC=CK INTERIOR EFP																													
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								
230		09/24/2009		20	WOOD STOVE			3,000			0			FIREPLACE INSERT		11/22/2011			316	2	MEASURED								
117		05/21/2004		4	ADDITION			42,000			0			THREE SEASON ROOM		03/17/2005			311	14	INSPECTED								
																01/04/2005			311	2	MEASURED								
																04/22/1992			131	3	MEAS+INSPCTD								
																09/24/1980			500	3	MEAS+INSPCTD								
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description			Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing			S Adj Fact	Adj.	Unit Price	Land Value				
1	101	ONE FAM			RAA				40,000	SF	2.20	1.2300	7	1.0000	1.00	MG	1.00			Spec Use	Spec Calc		1.00	2.71	108,400				
1	101	ONE FAM			RAA				0.10	AC	7,000.00	1.0000	0	1.0000	1.00	MG	1.00						1.00	7,000.00	700				
Total Card Land Units:									1.02		AC	Parcel Total Land Area:									1.02		AC	Total Land Value:					109,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft				
Stories	1.75		1 3/4 Stories	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage	
Exterior Wall 2	19		TEX 111	101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				82.67
Interior Floor 2	4		CARPET					
Heat Fuel	3		ELECTRIC					
Heat Type	6		ELECTRC BB	Replace Cost				197,494
AC Type	01		NONE	AYB				1972
Bedrooms	3			EYB				1992
Full Baths	2			Dep Code				GD
Half Baths	0			Remodel Rating				
Extra Fixtures	0			Year Remodeled				
Total Rooms	7			Dep %				22
Bath Style	A		AVERAGE	Functional Obslnc				
Kitchen Style	A		AVERAGE	External Obslnc				
Kitchens	1			Cost Trend Factor				1
Extra Kitchens	0			Condition				
Frame	1		WOOD	% Complete				
Basement Floor	12			Overall % Cond				78
Bsmt Garage			Apprais Val				154,000	
Units	1		Dep % Ovr				0	
WS Flues	1		Dep Ovr Comment					
FBM Quality			Misc Imp Ovr				0	
Fireplaces	2		Misc Imp Ovr Comment					
			Cost to Cure Ovr				0	
			Cost to Cure Ovr Comment					

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	1,152		16.50	19,014						
EFP	ENCL PORCH	0	426		24.84	10,582						
FFL	1ST FLOOR	1,152	1,152		82.67	95,234						
GAR	GARAGE	0	506		33.00	16,699						
PAT	PATIO	0	586		4.09	2,397						
TQS	3/4 STORY	648	864		62.00	53,569						
Ttl. Gross Liv/Lease Area:		1,800	4,686	2,389		197,494						

