

Property Location 42 WILDER LN		Map ID 38/ 36/ 35/ /		Bldg Name		State Use 101	
Vision ID 3106		Account # 3156		Bldg # 1		Print Date 12/19/2019 9:30:10 A	
Bldg Sec # 1 of 1		Card # 1 of 1					

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
RIVERA ORLANDO RIVERA JANE M 42 WILDER LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	227000	227,000		
						RES LAND	101	113700	113,700		
						RESIDNTL.	101	3200	3,200		
		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_384537_2850290						Total				343,900	343,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RIVERA ORLANDO FRYE ROBERT F + CANDACE C		09567	0020	07-24-1996	U	I	130,000	2019	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		03799	0443	05-11-1973	U	I	0		101	220,700	2018	101	200,000	2017	101	197,600
									101	110,500		101	110,500		101	108,500
									101	3,200		101	3,500		101	3,500
		Total						334400		Total		314000		Total		309600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
MG			

NOTES			

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	
300	09-29-2008	9	ALTERATION	1,300				REMOVE INTERIOR	03-28-2018			333	3	MEAS+INSPCTD	
265	08-10-2005	9	ALTERATION	24,000				FIN LIVING SPACE	01-23-2009			317	15	PERMIT VISIT	
115	05-07-2002	11	POOL	8,000				RPLCE POOL W/OV	01-19-2006			311	2	MEASURED	
144	07-09-1999	4	ADDITION	20,640				DORMER & PORCH	01-19-2006			311	15	PERMIT VISIT	
92	05-28-1998	9	ALTERATION	5,500				FIN BASEMENT	01-30-2003			274	15	PERMIT VISIT	
180	07-29-1996	17	DECK	2,500					01-29-2001			247	15	PERMIT VISIT	
233	01-01-1983	MN	Manual Note					WOOD STOVE	11-05-1999			247	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	RAA				40,000	SF	2.39	1.190	7	LAND	1.00	MG	1.00		0		1.000	2.84	113,600
1	101	ONE FAM	RAA				0.010	AC	7,000.00	1.000	0		1.00	MG	1.00		0		1.000	7,000.00	100
Total Card Land Units							0.928	AC	Parcel Total Land Area: 0.9283							Total Land Value					113,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2	4	VINYL	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		75.68
Interior Floor 1	3	HARDWOOD	RCN		306,752
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1973
Heat Type	1	FORCED H/A	Effective Year Built		1992
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		74
Extra Kitchens	0		RCNLD		227,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	730		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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
02	SHED/FR			L	160	7.48	1996	60	0.00	AV	A	1.00	700
08	POOL A-O			L	33	69.00	2002	60	0.00	AV	A	1.00	1,400
22	WOOD DK			L	140	9.20	2002	60	0.00	AV	A	1.00	800
02	SHED/FR			L	64	7.48	2010	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		17.49	15,951
EPF	ENCL PORCH	0	64		26.02	1,665
FFL	1ST FLOOR	1,176	1,176		87.64	103,069
GAR	GARAGE	0	508		35.02	17,792
OPF	OPEN PORCH	0	132		8.63	1,139
SFL	2ND FLOOR	1,816	1,816		87.64	159,160
WDK	WOOD DECK	0	653		12.21	7,976

Ttl Gross Liv / Lease Area	2,992	5,261	3,500		306,752
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