

Property Location

34 WILDER LN

Map ID

38/ 35/ 34/ /

Bldg Name

State Use

101

Vision ID

3105

Account #

3155

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:49:38

| CURRENT OWNER                                                                                                     |            | TOPO TYPE                                                                  | UTILITY           | STREET     | LOCATION    | CURRENT ASSESSMENT                                              |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                     | 1006<br><br>EAST LONGMEADOW |          |         |         |                |                  |                 |          |          |        |               |            |         |
|-------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|------------|-------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------|---------|---------|----------------|------------------|-----------------|----------|----------|--------|---------------|------------|---------|
| PETRIE JEFFERSON J<br>PETRIE KARAA<br>34 WILDER LN<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_384554_2850116 |            | TOPO WET                                                                   | EASEMENT          | TRAFFIC    | CORNER      | Description                                                     | Code       | Appraised                                                           | Assessed                                                                                                                                                                                                                                                                                                                                            |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
|                                                                                                                   |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 206600                                                              | 206,600                                                                                                                                                                                                                                                                                                                                             |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
|                                                                                                                   |            |                                                                            |                   |            |             | RES LAND                                                        | 101        | 149700                                                              | 149,700                                                                                                                                                                                                                                                                                                                                             |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
|                                                                                                                   |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 2100                                                                | 2,100                                                                                                                                                                                                                                                                                                                                               |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
|                                                                                                                   |            | DRAINAGE                                                                   |                   | VIEW       | COMMUNITY   |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                     |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
|                                                                                                                   |            | SUPPLEMENTAL DATA                                                          |                   |            |             |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                     |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
|                                                                                                                   |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                   |            |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                     |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
|                                                                                                                   |            |                                                                            |                   |            |             | Total                                                           |            | 358,400                                                             | 358,400                                                                                                                                                                                                                                                                                                                                             |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
| RECORD OF OWNERSHIP                                                                                               |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U        | V/I         | SALE PRICE                                                      | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |                                                                                                                                                                                                                                                                                                                                                     |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
| PETRIE JEFFERSON J<br>PETRIE JEFFERSON J<br>GALVIN ELEANOR P LIFE ESTATE,<br>GALVIN ELEANOR P,                    |            | 23172                                                                      | 0221              | 04-17-2020 | U           | I                                                               | 0          | 1A                                                                  | Year                                                                                                                                                                                                                                                                                                                                                | Code                        | Assessed | Year    | Code    | Assessed       | Year             | Code            | Assessed |          |        |               |            |         |
|                                                                                                                   |            | 19024                                                                      | 0003              | 12-02-2011 | U           | I                                                               | 236,000    |                                                                     | 2023                                                                                                                                                                                                                                                                                                                                                | 101                         | 192,200  | 2022    | 101     | 173,700        | 2021             | 101             | 166,500  |          |        |               |            |         |
|                                                                                                                   |            | 15428                                                                      | 0170              | 10-12-2005 | U           | I                                                               | 1          | 1A                                                                  |                                                                                                                                                                                                                                                                                                                                                     | 101                         | 136,500  |         | 101     | 122,900        |                  | 101             | 113,700  |          |        |               |            |         |
|                                                                                                                   |            | 03824                                                                      | 0053              | 07-20-1973 | U           | I                                                               | 0          |                                                                     |                                                                                                                                                                                                                                                                                                                                                     | 101                         | 1,600    |         |         |                |                  |                 |          |          |        |               |            |         |
|                                                                                                                   |            | Total                                                                      |                   |            |             |                                                                 |            | 330,300                                                             |                                                                                                                                                                                                                                                                                                                                                     | Total                       |          | 296,600 |         | Total          |                  | 280,200         |          |          |        |               |            |         |
| EXEMPTIONS                                                                                                        |            |                                                                            | OTHER ASSESSMENTS |            |             |                                                                 |            | This signature acknowledges a visit by a Data Collector or Assessor |                                                                                                                                                                                                                                                                                                                                                     |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
| Year                                                                                                              | Code       | Description                                                                | Amount            | Code       | Description | YEAR                                                            | Amount     |                                                                     |                                                                                                                                                                                                                                                                                                                                                     |                             |          |         |         |                |                  |                 |          | Comm Int |        |               |            |         |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | <b>APPRAISED VALUE SUMMARY</b><br><br>Appraised BLDG. Value (Card) 206,600<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 2,100<br>Appraised Land Value (Bldg) 149,700<br>Special Land Value 0<br>Total Appraised Parcel Value 358,400<br>Valuation Method C<br><br>Adjustment<br><br>Net Total Appraised Parcel Value 358,400 |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
| Total                                                                                                             |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                     |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
| ASSESSING NEIGHBORHOOD                                                                                            |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                     |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
| Nbhd                                                                                                              |            | Nbhd Name                                                                  |                   | Tracing    |             | Batch                                                           |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                     |                             |          |         |         |                |                  |                 |          |          |        |               |            |         |
| 0001                                                                                                              |            |                                                                            |                   | 101        |             | 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 |                  |                 |          |          |        |               |            |         |
| 201200001                                                                                                         | 01-05-2012 | 20                                                                         | WOOD STOVE        | 2,600      |             |                                                                 |            | PELLET                                                              | 12-01-2021                                                                                                                                                                                                                                                                                                                                          |                             |          | 334     | 2       | MEASURED       |                  |                 |          |          |        |               |            |         |
| 84                                                                                                                | 04-14-2011 | 91                                                                         | INSULATION        | 1,419      |             |                                                                 |            | DUPLICATE REQUE                                                     | 06-15-2012                                                                                                                                                                                                                                                                                                                                          |                             |          | 317     | 15      | PERMIT VISIT   |                  |                 |          |          |        |               |            |         |
| 20                                                                                                                | 01-25-2011 | MN                                                                         | Manual Note       | 1,419      |             |                                                                 |            | INSULATION                                                          | 09-23-2010                                                                                                                                                                                                                                                                                                                                          |                             |          | 311     | 14      | INSPECTED      |                  |                 |          |          |        |               |            |         |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 09-09-2010                                                                                                                                                                                                                                                                                                                                          |                             |          | 316     | 2       | MEASURED       |                  |                 |          |          |        |               |            |         |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 02-11-1992                                                                                                                                                                                                                                                                                                                                          |                             |          | 105     | 3       | MEAS+INSPCTD   |                  |                 |          |          |        |               |            |         |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 09-24-1980                                                                                                                                                                                                                                                                                                                                          |                             |          | 500     | 3       | MEAS+INSPCTD   |                  |                 |          |          |        |               |            |         |
| 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  | 3.12                                                                | 1.200                                                                                                                                                                                                                                                                                                                                               | 7                           | LAND     | 1.00    | MG      | 1.00           |                  |                 | 0        |          | 1.000  | 3.74          | 149,600    |         |
| 1                                                                                                                 | 101        | ONE FAM                                                                    | RAA               |            |             |                                                                 | 0.010 AC   | 7,000.00                                                            | 1.000                                                                                                                                                                                                                                                                                                                                               | 0                           |          | 1.00    | MG      | 1.00           |                  |                 | 0        |          | 1.000  | 7,000         | 100        |         |
| Total Card Land Units                                                                                             |            |                                                                            |                   |            |             |                                                                 | 0.93 AC    | Parcel Total Land Area: 0.93                                        |                                                                                                                                                                                                                                                                                                                                                     |                             |          |         |         |                | Total Land Value |                 |          |          |        |               |            | 149,700 |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |
| Style               | 06   | COLONIAL    | 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    | <b>MIXED USE</b>                |             |             |
| Exterior Wall 1     | 4    | VINYL       | Code                            | Description | Percentage  |
| Exterior Wall 2     |      |             | 101                             | ONE FAM     | 100         |
| Roof Structure      | 3    | GAMBREL     |                                 |             | 0           |
| Roof Cover          | 1    | ASPHALT SH  |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL     | <b>COST / MARKET VALUATION</b>  |             |             |
| Interior Wall 2     |      |             | Adj Base Rate                   |             | 122.10      |
| Interior Floor 1    | 4    | CARPET      | RCN                             |             | 295,182     |
| Interior Floor 2    |      |             | Net Other Adj                   |             |             |
| Heat Fuel           | 2    | GAS         | Year Built                      |             | 1972        |
| Heat Type           | 3    | FORCED H/W  | Effective Year Built            |             | 1991        |
| AC Type             | 03   | FULL        | Depreciation Code               |             | GD          |
| Bedrooms            | 3    |             | Remodel Rating                  |             |             |
| Full Baths          | 2    |             | Year Remodeled                  |             |             |
| Half Baths          | 0    |             | Depreciation %                  |             | 30          |
| Extra Fixtures      | 1    |             | Functional Obsol                |             |             |
| Total Rooms         | 6    |             | External Obsol                  |             |             |
| Bath Style          | A    | AVERAGE     | Cost Trend Factor               |             | 1           |
| Half Bath Style     |      |             | Condition                       |             |             |
| Kitchens            | 1    |             | % Complete                      |             |             |
| Kitchen Style       | A    | AVERAGE     | Overall % Condition             |             | 70          |
| Extra Kitchens      | 0    |             | RCNLD                           |             | 206,600     |
| Extra Kitchen St    |      |             | Dep % Ovr                       |             |             |
| FBM Sqft            |      |             | Dep Ovr Comment                 |             |             |
| FBM Quality         |      |             | Misc Imp Ovr                    |             |             |
| Fireplaces          | 1    |             | Misc Imp Ovr Comment            |             |             |
| WS Flues            |      |             | 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   | 120   | 12.00      |        | 60 | 0.00 | AV   | A   | 1.00 | 900        |
| 02                                                                 | SHED/FR     |    |          | L   | 25    | 12.00      |        | 60 | 0.00 | AV   | A   | 1.00 | 200        |
| 08                                                                 | POOL A-O    |    |          | L   | 24    | 69.00      |        | 60 | 0.00 | AV   | A   | 1.00 | 1,000      |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
| BMT                               | BASEMENT    | 0      | 864   |          | 27.15     | 23,457         |
| EFP                               | ENCL PORCH  | 0      | 156   |          | 67.80     | 10,576         |
| FFL                               | 1ST FLOOR   | 864    | 864   |          | 135.59    | 117,151        |
| GAR                               | GARAGE      | 0      | 506   |          | 54.13     | 27,389         |
| OPF                               | OPEN PORCH  | 0      | 36    |          | 15.07     | 542            |
| SFL                               | 2ND FLOOR   | 821    | 821   |          | 135.59    | 111,320        |
| WDK                               | WOOD DECK   | 0      | 176   |          | 26.96     | 4,746          |
| Ttl Gross Liv / Lease Area        |             | 1.685  | 3.423 |          |           | 295,182        |

