

Property Location		23 WILDER LN		Map ID		38/ 30/ 14/ /		Bldg Name		State Use 101																													
Vision ID		3100		Account #		3150		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date 11/20/2025 9:56:20 A																			
CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
COPPOLO ALAN P 23 WILDER LN EAST LONGMEADOW MA 01028 GIS ID F_384867_2849937												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		237800		237,800																					
												RES LAND		101		151800		151,800																					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1300		1,300																					
				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#				Total		390,900		390,900																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
COPPOLO ALAN P WELCH DENNIS M SALIER ROBERT L + DIANNE V,				21995 0427		12-20-2017		Q I		I		255,000		00		Year		Code		Assessed		Year		Code		Assessed													
				10427 0345		08-31-1998		U I		I		157,000				2025		101		216,600		2024		101		200,600		2023		101		184,600							
				03620 0142		08-31-1971		U I		I		0						101		151,800				101		151,800				101		138,600							
																		101		1,300				101		1,300				101		800							
																		Total		369,700		Total		353,700		Total		324,000											
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																															
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																							
				Total																																			
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY																									
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										237,800																			
0001						101		MG		Appraised Xf (B) Value (Bldg)										0																			
														Appraised Ob (B) Value (Bldg)										1,300															
														Appraised Land Value (Bldg)										151,800															
														Special Land Value										0															
														Total Appraised Parcel Value										390,900															
														Valuation Method										C															
														Adjustment																									
														Net Total Appraised Parcel Value										390,900															
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											
201702979		11-21-2017		20		WOOD STOVE		1,000		05-22-2018		100		11-28-2017		FLUE OUT OF EX C		05-22-2018						400		15		PERMIT VISIT											
201603002		12-20-2016		91		INSULATION		3,453		05-22-2018		100		05-22-2018		NVC		12-30-2011						317		2		MEASURED											
79		04-27-2001		10		SHED		3,100										02-21-2002						274		15		PERMIT VISIT											
122		05-01-1987		MN		Manual Note		4,000								DECK		07-24-1992						131		14		INSPECTED											
202		01-01-1982		MN		Manual Note												06-09-1992						107		1		LEFT NOTICE											
																		03-11-1987						130		15		PERMIT VISIT											
																		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								0.310 AC		7,000.00		1.000		0				1.00		MG		1.00				0		1.000		7,000		2,200	
Total Card Land Units														1.23		AC		Parcel Total Land Area:				1.23		Total Land Value										151,800					

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	146.24	
RCN	377,475	
Net Other Adj		
Year Built	1971	
Effective Year Built	1988	
Depreciation Code	AG	
Remodel Rating		
Year Remodeled		
Depreciation %	37	
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Condition	63	
RCNLD	237,800	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

/ XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
2.00	2001	70	0.00	GD	A	1.00	1,300

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	1,524		33.13	50,496
0	192		82.78	15,894
1,524	1,524		165.56	252,312
0	679		66.32	45,032
0	72		16.10	1,159
0	378		33.29	12,582
1,524	4,369			377,475

