

Property Location

32 JAMES ST

Map ID

4/ 44/ 8/ /

Bldg Name

State Use

101

Vision ID

3397

Account #

3452

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:18:28

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
WYNN ROBERT J WYNN ROSANN P 32 JAMES ST EAST LONGMEADOW MA 01028 GIS ID F_376456_2851271		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	181400	181,400										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	92600	92,600										
										RESIDNTL.	101	700	700										
		SUPPLEMENTAL DATA								Total				274,700		274,700							
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
WYNN ROBERT J		03945 0035		04-05-1974		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2019	101	176,300	2018	101	161,900	2017	101	159,900	
															101	90,000		101	90,000		101	87,600	
															101	700		101	700		101	700	
												Total		267000		Total		252600		Total		248200	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 181,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 92,600 Special Land Value 0 Total Appraised Parcel Value 274,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 274,700											
Year	Code	Description		Amount		Code	Description		YEAR	Amount												Comm Int	
		Total		0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		NA															
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								
44	03-27-1997	MN	Manual Note	10,000				ADDTN		03-22-2018			333	2	MEASURED								
276	01-01-1986	MN	Manual Note					FM ROOM		05-11-2004			318	14	INSPECTED								
										04-06-2004			250	22	MAILER SENT								
										03-30-2004			316	2	MEASURED								
										01-12-1998			200	15	PERMIT VISIT								
										08-28-1990			131	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	RB				21,848 SF	4.08	1.040	6	LAND	1.00	NA	1.00			0		1.000	4.24	92,600		
							Total Card Land Units	0.502	AC	Parcel Total Land Area: 0.5016											Total Land Value	92,600	

Property Location 32 JAMES ST
Vision ID 3397

Account # 3452

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Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/19/2019 10:18:29

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmnt 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	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	84.01	
Interior Floor 1	4	CARPET	RCN	245,166	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built	1974	
Heat Type	6	ELECTRC BB	Effective Year Built	1992	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	26	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	74	
Extra Kitchens	0		RCNLD	181,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		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
22	WOOD DK			L	120	9.20	1984	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		18.99	16,408	
FFL	1ST FLOOR	1,320	1,320		94.84	125,191	
GAR	GARAGE	0	528		37.90	20,012	
OPF	OPEN PORCH	0	48		9.88	474	
SFL	2ND FLOOR	821	821		94.84	77,865	
WDK	WOOD DECK	0	392		13.31	5,216	
Ttl Gross Liv / Lease Area		2,141	3,973	2,585		245,166	

