

State Use 101
Print Date 11-03-2020 4:58:18 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
WYNN ROBERT J WYNN ROSANN P 32 JAMES ST EAST LONGMEADOW MA 01028 GIS ID F_376456_2851271												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	189100		189,100									
												RES LAND		101	92600		92,600									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700									
				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		282,400		282,400								
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				
														2020	101	181,400	2019	101	176,300	2018	101	161,900				
															101	92,600		101	90,000		101	90,000				
															101	700		101	700		101	700				
																Total	274700		Total		267000		Total		252600	
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				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

Map ID 4/ 44/ 8/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
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	
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	89.37	
Interior Floor 1	4	CARPET	RCN	259,021	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built	1974	
Heat Type	6	ELECTRC BB	Effective Year Built	1991	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	27	
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	73	
Extra Kitchens	0		RCNLD	189,100	
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		20.06	17,335	
FFL	1ST FLOOR	1,320	1,320		100.20	132,266	
GAR	GARAGE	0	528		40.04	21,143	
OPF	OPEN PORCH	0	48		10.44	501	
SFL	2ND FLOOR	821	821		100.20	82,265	
WDK	WOOD DECK	0	392		14.06	5,511	
Ttl Gross Liv / Lease Area		2,141	3,973	2,585		259,021	

