

State Use 101
Print Date 12/12/2022 7:23:27 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
WYNN ROBERT J WYNN ROSANN P 32 JAMES ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	217700		217,700										
												RES LAND		101	111200		111,200										
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		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#																			
GIS ID F_376456_2851271												Total		329,600		329,600											
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						
													2022	101	197,500	2021	101	189,100	2020	101	181,400						
														101	100,300		101	92,600		101	92,600						
														101	700		101	700		101	700						
												Total		298,500		Total		282,400		Total		274,700					
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				Tracing				Batch																
0001							101				NA																
NOTES																											
												APPRAISED VALUE SUMMARY															
												Appraised BLDG. Value (Card)										217,700					
												Appraised Xf (B) Value (Bldg)										0					
												Appraised Ob (B) Value (Bldg)										700					
												Appraised Land Value (Bldg)										111,200					
												Special Land Value										0					
												Total Appraised Parcel Value										329,600					
												Valuation Method										C					
												Adjustment															
												Net Total Appraised Parcel Value										329,600					
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					
44 276		03-27-1997 01-01-1986		MN MN	Manual Note Manual Note		10,000					ADDTN FM ROOM				03-22-2018 05-11-2004 04-06-2004 03-30-2004 01-12-1998 08-28-1990				333 318 250 316 200 131	2 14 22 2 15 3	MEASURED INSPECTED MAILER SENT MEASURED PERMIT VISIT 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	4.85	1.050	6	LAND	1.00	NA	1.00				0			1.000	5.09	111,200			
Total Card Land Units								0.50 AC	Parcel Total Land Area:				0.50											Total Land Value			111,200

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	105.20	
Interior Floor 1	4	CARPET	RCN	302,362	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built	1974	
Heat Type	6	ELECTRC BB	Effective Year Built	1993	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	28	
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	72	
Extra Kitchens	0		RCNLD	217,700	
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		23.21	20,057	
FFL	1ST FLOOR	1,320	1,320		115.94	153,036	
GAR	GARAGE	0	528		46.33	24,463	
OPF	OPEN PORCH	0	48		12.08	580	
SFL	2ND FLOOR	821	821		115.94	95,184	
WDK	WOOD DECK	0	392		23.07	9,043	
Ttl Gross Liv / Lease Area		2,141	3,973			302,362	

