

State Use 101
Print Date 11/14/2023 1:38:38 A

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		RESIDENTL.		101		237800		237,800															
												RES LAND		101		122300		122,300															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		1100		1,100															
				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		361,200		361,200															
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	
																2023		101		217,700		2022		101		197,500		2021		101		189,100	
																		101		111,200				101		100,300				101		92,600	
																		101		700				101		700				101		700	
														Total		329,600		Total		298,500		Total		282,400									
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 BLDG. Value (Card) 237,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,100 Appraised Land Value (Bldg) 122,300 Special Land Value 0 Total Appraised Parcel Value 361,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 361,200																	
Nbhd		Nbhd Name						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					
44 276		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	5.33	1.050	6	LAND	1.00	NA	1.00				0			1.000	5.6	122,300									
Total Card Land Units								0.50	AC	Parcel Total Land Area: 0.50								Total Land Value												122,300			

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	
Roof Structure	3	GAMBREL		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	115.89	
Interior Floor 2	3	HARDWOOD	RCN	330,241	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1974	
AC Type	01	NONE	Effective Year Built	1993	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	28	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	72	
Extra Kitchen St			RCNLD	237,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	15.00	1984	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		25.35	21,906	
FFL	1ST FLOOR	1,320	1,320		126.63	167,147	
GAR	GARAGE	0	528		50.60	26,718	
OPF	OPEN PORCH	0	48		13.19	633	
SFL	2ND FLOOR	821	821		126.63	103,960	
WDK	WOOD DECK	0	392		25.20	9,877	
Ttl Gross Liv / Lease Area		2,141	3,973			330,241	

