

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1023 WILBRAHAM, MA VISION			
SUTTER JASON L 12 MCINTOSH DR WILBRAHAM MA 01095											Description	Code	Assessed		Assessed								
											RESIDNTL	1010	450,700		450,700								
											RES LAND	1010	125,100		125,100								
SUPPLEMENTAL DATA												RESIDNTL	1010	14,900		14,900							
Alt Prcl ID 007470 00012 0011A																							
Sub-Div Photo Ward IND Prec.																							
GIS ID F_403359_2863231								Assoc Pid#				Total		590,700		590,700							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
SUTTER JASON L CARNEVALE TINA M PATERSON DAVID D PATTERSON DAVID D PATTERSON DAVID D				23923	591	06-04-2021	Q	I	505,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				20479	0261	10-29-2014	Q	I	315,000		00	2024	1010	440,900	2023	1010	378,300	2022	1010	316,100			
				16051	0519	07-17-2006	U	I	100		1A												
				11587	0556	04-13-2001	U	I	1		1A												
				10353	0386	07-01-1998	Q	I	260,000		00	Total		579,400		Total		515,800		Total		454,000	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description				Amount		Code	Description		Number	Amount		Comm Int									
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name				B		Tracing				Batch				Appraised Bldg. Value (Card)						448,600	
0001																Appraised Xf (B) Value (Bldg)						2,100	
																Appraised Ob (B) Value (Bldg)						14,900	
NOTES												Appraised Land Value (Bldg)								125,100			
74												Special Land Value								0			
												Total Appraised Parcel Value								590,700			
												Valuation Method								C			
												Total Appraised Parcel Value								590,700			
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY											
		Issue Date	Type	Description	Amount		Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result						
17-190		05-24-2017	RE	Remodel	45,000			100	10-16-2023	SOLAR (43)		08-12-2022	MW			50	MLS Listing Info						
17-111		03-29-2017	RE	Remodel	1,252			100	10-16-2023	INSULATION		08-21-2015	MS			01	Measur+1Visit						
14-540		12-01-2014	AD	Addition	44,900			100	10-16-2023	INGROUND POOL		09-10-2002	DH			10	Measu/LtrSnt Letter Sent						
												06-04-1992	MM		X	C0							
												01-01-1988	MD			S							
LAND LINE VALUATION SECTION																							
B	Use Code	Use Description	Zone	Land Type	Units		Unit Price	InfluFact	Site Index	Cond	Nbhd.	Nbhd. Adj	Notes		Special Pricing		Sp Us	Adj Unit P	Land Value				
1	1010	Single Fam MDL	40		49,658	SF	2.29	1.10000	8	1.00		1.000			Special Calc		1.0000	2.52	125,100				
Total Card Land Units					1.140	AC	Parcel Total Land Area					1.140	Total Land Value					125,100					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	03	Colonial									
Model	01	Residential									
Grade:	04	Average +									
Stories:	2	2 Stories									
Occupancy	1					CONDO DATA					
Exterior Wall 1	11	Clapboard				Parcel Id		C		Owne	0.0
Exterior Wall 2	19	Brick Veneer							B		S
Roof Structure:	00	Gable				Adjust Type	Code	Description		Factor%	
Roof Cover	00	Arch Shingle				Condo Flr					
Interior Wall 1	05	Drywall/Sheet				Condo Unit					
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1	14	Carpet				Building Value New			534,039		
Interior Flr 2						Year Built			1984		
Heat Fuel	03	Gas				Effective Year Built					
Heat Type:	04	Forced Air-Duc				Depreciation Code			G		
AC Type:	03	Central				Remodel Rating					
Total Bedrooms	04	4 Bedrooms				Year Remodeled					
Total Bthrms:	2					Depreciation %			16		
Total Half Baths	1					Functional Obsol			0		
Total Xtra Fixtrs						External Obsol			0		
Total Rooms:	8	8 Rooms				Trend Factor			1		
Bath Style:	02	Average				Condition					
Kitchen Style:	03	Luxurious				Condition %					
Num Kitchens	01					Percent Good			84		
						Cns Sect Rcnld			448,600		
						Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
FPL1	FIREPLACE 1	B	1	3500.00	1984		61		0.00	2,100	
SHD2	W/UTILITIES	L	120	15.00	1992		85		0.00	1,500	
SPL2	VINYL	L	729	20.00	2015		92		0.00	13,400	
SOL	SOLAR	L	43	0.00	2017		100		0.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
BAS	First Floor			1,524	1,524	1,524	155.80		237,438		
FBM	Basement, Finished			0	918	367	62.29		57,178		
FGR	Garage, Finished			0	528	158	46.62		24,616		
FUS	Upper Story, Finished			986	986	986	155.80		153,618		
UBM	Basement, Unfinished			0	414	83	31.24		12,931		
WDK	Deck, Wood			0	480	53	17.20		8,257		
Ttl Gross Liv / Lease Area				2,510	4,850	3,171			494,038		

