



Property Information		Request Information		Update Information
File#:	BS-Y01935-9517120389	Requested Date:	06/27/2025	Update Requested:
Owner:	JASON SUTTER	Branch:		Requested By:
Address 1:	12 MCINTOSH DR	Date Completed:	07/23/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	WILBRAHAM, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	Per Town of Wilbraham Department of Zoning there are No Open Code Violation cases on this property. Collector: Town of Wilbraham Payable Address: 240 Springfield Street Wilbraham, MA 01095 Business#: (413) 596-2800 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
PERMITS	Per Town of Wilbraham Building Department there are No Open/Pending/Expired Permits on this property. Collector: Town of Wilbraham Payable Address: 240 Springfield Street Wilbraham, MA 01095 Business#: (413) 596-2800 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
SPECIAL ASSESSMENTS	Per Town of Wilbraham Finance Department there are No Special Assessments/liens on the property. Collector: Town of Wilbraham Payable Address: 240 Springfield Street Wilbraham, MA 01095 Business#: (413) 596-2800 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
DEMOLITION	NO
UTILITIES	Water Account #: 2-08-1025 Status: Pvt & Lienable Amount Due: \$109.20 Due Date: NA Payment Status: Delinquent Collector: Town of Wilbraham Public Works Address: 240 Springfield St, Wilbraham, MA 01095 Phone#: (413) 596-2800 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED Sewer The House is on a community sewer. All houses go to the shared septic system. Garbage GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

State Use 1010
Print Date 10/22/2024 8:40:16 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
SUTTER JASON L 12 MCINTOSH DR WILBRAHAM MA 01095												Description	Code	Assessed	Assessed	1023 WILBRAHAM, MA					
												RESIDNTL	1010	450,700	450,700						
												RES LAND	1010	125,100	125,100						
				SUPPLEMENTAL DATA										RESIDNTL	1010	14,900	14,900	VISION			
				Alt PrcI 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		1010	125,100		1010	125,100		1010	125,100	
				11587	0556	04-13-2001	U	I	1		1A		1010	13,400		1010	12,400		1010	12,800	
				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		APPRaised VALUE SUMMARY						
ASSESSING NEIGHBORHOOD														Appraised Bldg. Value (Card) 448,600 Appraised Xf (B) Value (Bldg) 2,100 Appraised Ob (B) Value (Bldg) 14,900 Appraised Land Value (Bldg) 125,100 Special Land Value 0 Total Appraised Parcel Value 590,700 Valuation Method C							
Nbhd		Nbhd Name				B		Tracing				Batch									
0001																					
NOTES														Total Appraised Parcel Value 590,700							
74																					
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		X	10	Measu/LtrSnt Letter Sent		
														06-04-1992	MM			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				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	19	Brick Veneer			
Roof Structure:	00	Gable			
Roof Cover	00	Arch Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	8	8 Rooms			
Bath Style:	02	Average			
Kitchen Style:	03	Luxurious			
Num Kitchens	01				

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New			534,039
Year Built			1984
Effective Year Built			
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %			16
Functional Obsol			0
External Obsol			0
Trend Factor			1
Condition			
Condition %			
Percent Good			84
Cns Sect Rcndd			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

