

Property Location: 39 WATERMAN AV

MAP ID:14A/ 39/ 57/ /

Bldg Name:

State Use:101

Vision ID: 317

Account #325

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/25/2014 23:31

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION
MURPHY ROBERT M 39 WATERMAN AVE EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
						RESIDENTL.	101	102,200	102,200	
						RES LAND	101	77,100	77,100	
SUPPLEMENTAL DATA						RESIDENTL.	101	400	400	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378039_2853218				Received Prior ID Owner Occ N Final Area 1356 Current Ac. .1607 ASSOC PID#		Total		179,700	179,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
MURPHY ROBERT M BANK OF NEW YORK MELLON, MCCAULEY,PATRICK J CZUPRYNA LORRAINE, STEWARD HELEN K		18323/ 174	06/04/2010	U	I	150,000	S	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		18114/ 396	12/14/2009	U	I	26,387	L	2014	B	102,800	2013	B	110,300	2012	B	113,500
		12602/ 48	09/25/2002	U	I	115,000		2014	L	79,600	2013	L	79,600	2012	L	83,100
		08096/ 0419	06/30/1992	U	I	90,000		2014	O	500	2013	O	500	2012	O	500
		04292/ 0179	07/12/1976	U	I	0		Total:		182,900	Total:	190,400	Total:	197,100		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.
Total:												

ASSESSING NEIGHBORHOOD				Appraised Bldg. Value (Card) 102,200 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 400 Appraised Land Value (Bldg) 77,100 Special Land Value 0 Total Appraised Parcel Value 179,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 179,700									
NBHD/ SUB		NBHD Name						Street Index Name		Tracing		Batch	
0001/A										101		MA	

NOTES												MAILER SENT MEASURED INSPECTED MISSED APPT MAILER SENT			
NO SEWER AND GAS LINES SERIOUS WATER PROBLEM IN 1982.GAR HAS NO VALUE															

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			
									06/08/2005			250	22	MAILER SENT			
									05/05/2005			311	2	MEASURED			
									04/28/1992			131	14	INSPECTED			
									04/20/1992			131	13	MISSED APPT			
									04/01/1992			107	22	MAILER SENT			

LAND LINE VALUATION SECTION																							
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value			
1	101	ONE FAM	RC				7,000	SF	11.02	1.0000	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	11.02	77,100		
Total Card Land Units:							0.16	AC	Parcel Total Land Area:							0.16	AC	Total Land Value:					77,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		73.62	
Heat Fuel	1		OIL	Replace Cost		121,697	
Heat Type	3		FORCED H/W	AYB		1890	
AC Type	01		NONE	EYB		1998	
Bedrooms	2			Dep Code		VG	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		16	
Total Rooms	5			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		84	
Basement Floor				Apprais Val		102,200	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

EFP	16				
WDK					
12			12		
2	14				
EFP	14		FFL	9	
6	14		66	9	6
TQS	14		9		
FFL					
BMT					
1					
31					31
3	3		12	3	3
3	EFP	12	OFF		
7	7	OFF	12	7	3
OFF					3
37					

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	96	7.48	1994	A		FR	50	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	744		14.74	10,970
EFP	ENCL PORCH	0	360		22.09	7,951
FFL	1ST FLOOR	798	798		73.62	58,750
OFF	OPEN PORCH	0	126		7.60	957
TQS	3/4 STORY	558	744		55.22	41,081
WDK	WOOD DECK	0	192		10.35	1,988

Ttl. Gross Liv/Lease Area:		1,356	2,964	1,653		121,697
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