

Property Location: 46 WATERMAN AV

Account #341

MAP ID:14A/ 53/ 155/ /

Bldg Name:

State Use:101

Vision ID: 333

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/25/2014 23:35

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
LARocca Luigi LARocca Margaret M 46 WATERMAN AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						164,500		164,500							
													RES LAND						101		77,100		77,100					
											RESIDENTL.		101		400		400											
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377878_2853156							Received Prior ID Owner Occ Final Area 2064 Current Ac. .1607 ASSOC PID#																					
Total											242,000							242,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
LARocca Luigi				05702/ 0254			10/19/1984		U	I	59,900		D	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
														2014	B	161,700		2013	B	155,200		2012	B	163,700				
														2014	L	79,600		2013	L	79,600		2012	L	83,100				
														2014	O	600		2013	O	600		2012	O	600				
Total:													241,900		Total:		235,400		Total:		247,400							
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) 164,500 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 242,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 242,000													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																	
0001/A								101			MA																	
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								
387	12/16/2008	25	WINDOWS			1,700			0			5 REPLACEMENT			02/13/2009			317	15	PERMIT VISIT								
50	04/01/1991	MN	Manual Note			12,000			0			ADDITION			11/03/2005			250	11	ENTRY DENIED								
269	08/01/1987	MN	Manual Note			2,395			0			AG POOL			06/08/2005			250	22	MAILER SENT								
26	01/01/1986	MN	Manual Note			0			0			FIN SEC FL			05/05/2005			311	2	MEASURED								
170	01/01/1984	MN	Manual Note			0			0			DWELLING			10/11/1990			131	3	MEAS+INSPCTD								
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					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	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		
Grade	C		AVERAGE	FBM Sqft	648		
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	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	3		HARDWOOD	Adj. Base Rate:		87.22	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		213,698	
Heat Type	3		FORCED H/W	AYB		1984	
AC Type	03		Full	EYB		1991	
Bedrooms	4			Dep Code		AV	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	2			Dep %		23	
Total Rooms	7			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		77	
Basement Floor	12			Apprais Val		164,500	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

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	2000	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		17.46	15,090
FFL	1ST FLOOR	864	864		87.22	75,361
GAR	GARAGE	0	528		34.86	18,404
OFP	OPEN PORCH	0	24		7.27	174
SFL	2ND FLOOR	552	552		87.22	48,147
TQS	3/4 STORY	648	864		65.42	56,521
Ttl. Gross Liv/Lease Area:		2,064	3,696	2,450		213,698

