

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:11/24/2015 16:27

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							
											RESIDENTL.		101		400		400											
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378039_2853218							Received Prior ID Owner Occ Final Area Current Ac. 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 18114/ 396 12602/ 48 08096/ 0419 04292/ 0179		06/04/2010 12/14/2009 09/25/2002 06/30/1992 07/12/1976		U	I	150,000 26,387 115,000 90,000 0		S L	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2015	101	102,200		2014	B	102,800		2013	B	110,300					
													2015	101	77,100		2014	L	79,600		2013	L	79,600					
													2015	101	400		2014	O	500		2013	O	500					
													Total:		179,700		Total:		182,900		Total:		190,400					
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																												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																	
0001/A								101			MA																	
NOTES																												
NO SEWER AND GAS LINES SERIOUS WATER PROBLEM IN 1982.GAR HAS NO VALUE												Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value																
												102,200 0 400 77,100 0 179,700 C 0 179,700																
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 05/05/2005 04/28/1992 04/20/1992 04/01/1992			250 311 131 131 107	22 2 14 13 22	MAILER SENT MEASURED INSPECTED MISSED APPT 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					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		0	
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment		0	
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	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
OFP	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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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	OFP		
7	OFP		7	3	
OFP	12		3		
3	7				

