Property Location: 10 WATERMAN AV | **MAP ID:** 14A/ 47/ 172/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 326 | **Account #**334 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 11/24/2015 16:29

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MANCUSO GAETANO + CARMELA LE		1 TYPCL		
10 WATERMAN AVE				
EAST LONGMEADOW, MA 01028				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area
In+Ex FY	Current Ac.
Mailed	
GIS ID: F_378353_2852838	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	185,300	185,300
RES LAND	101	77,800	77,800
RESIDNTL.	101	900	900
	Total	264,000	264,000

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MANCUSO GAETANO + CARMELA LE	18880/ 585	08/16/2011	U	I	100	A
MANCUSO GAETANO,	05894/ 0466	09/11/1985	U	I	92,500	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	101	185,300	2014	B	183,800	2013	B	189,900
2015	101	77,800	2014	L	80,200	2013	L	80,200
2015	101	900	2014	O	800	2013	O	800
	Total:	264,000		Total:	264,800		Total:	270,900

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	185,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	900
Appraised Land Value (Bldg)	77,800
Special Land Value	0
Total Appraised Parcel Value	264,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**264,000**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
185	09/01/1991	MN	Manual Note	7,000		0		ADDITION
112	01/01/1985	MN	Manual Note	0		0		DWNG

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/08/2005			250	22	MAILER SENT
05/05/2005			311	2	MEASURED
07/20/1992			131	14	INSPECTED
04/01/1992			107	22	MAILER SENT
10/11/1990			131	2	MEASURED

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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				9,000	SF	8.64	1.0000	5	1.0000	1.00	MA	1.00				1.00	8.64	77,800

Total Card Land Units: 0.21 AC | Parcel Total Land Area: 0.21 AC | Total Land Value: 77,800

Property Location: 10 WATERMAN AV **MAP ID:** 14A/ 47/ 172/ / **Bldg Name:** **State Use:** 101

Vision ID: 326 **Account #**334 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/24/2015 16:29

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	18		SPLIT ENT
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 STORY
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2	8		BRICK VENR
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2			
Heat Fuel	1		OIL
Heat Type	3		FORCED H/W
AC Type	03		FULL
Bedrooms	3		
Full Baths	3		
Half Baths	1		
Extra Fixtures	0		
Total Rooms	6		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor			
Bsmt Garage	2		
Units	1		
WS Flues			
FBM Quality	3		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

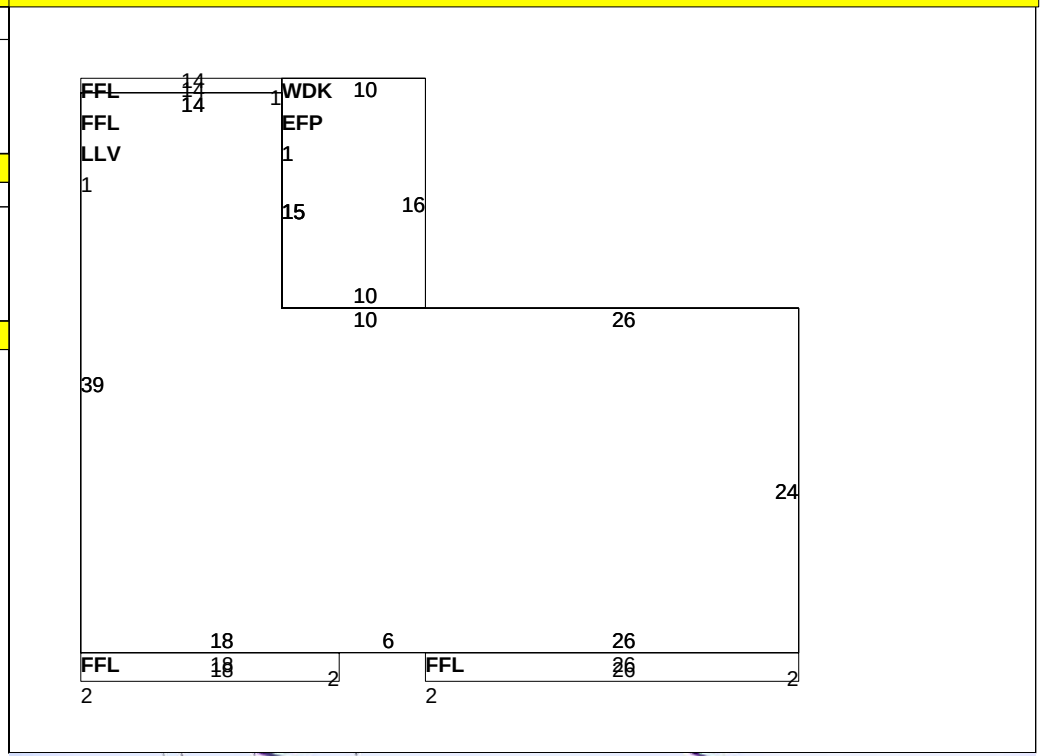
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	1		YES
FBM Sqft	705		
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	105.25
Replace Cost	203,663
AYB	1985
EYB	2005
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	9
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	91
Apprais Val	185,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
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	192	7.48	1985	A		AV	60	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
EFP	ENCL PORCH	0	160		31.58	5,052
FFL	1ST FLOOR	1,512	1,512		105.25	159,141
LLV	LOWR LEVEL	0	1,410		26.35	37,154
WDK	WOOD DECK	0	160		14.47	2,316
	Ttl. Gross Liv/Lease Area:	1,512	3,242	1,935		203,663