

Property Location: 90 WATERMAN AV

Account #346

MAP ID:14A/ 58/ 2/ /

Bldg Name:

State Use:101

Vision ID: 338

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/24/2015 16:32

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION																							
BEAUZILE THEVENIN C BEAUZILE ELIZABETTTE 90 WATERMAN AVE EAST LONGMEADOW, MA 01028 Additional Owners:				1		TYPCL						Description		Code		Appraised Value		Assessed Value																									
												RESIDENTL.		101		246,400		246,400																									
												RES LAND		101		78,300		78,300																									
												RESIDENTL.		101		9,500		9,500																									
SUPPLEMENTAL DATA										Total		334,200		334,200																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																											
BEAUZILE THEVENIN C MARUCA PETER M, MARUCA,UMBERTO				19887/ 28 14750/ 519 05216/ 0210		06/25/2013 01/07/2005 02/04/1982		Q U U		I V I		320,000 100 0		00 A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value											
																2015		101		246,400		2014		B		219,900		2013		B		199,700											
																2015		101		78,300		2014		L		80,800		2013		L		80,800											
																2015		101		5,000																							
																Total:				329,700		Total:				300,700		Total:				280,500											
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 246,400 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 9,500 Appraised Land Value (Bldg) 78,300 Special Land Value 0 Total Appraised Parcel Value 334,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 334,200																													
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																																											
SUB DIV 932-WALK OUT BMT FY 13 GRADE																																											
REVIEW.FY14 AC +1/2 BTH PER MLS LISTING																																											
71515925.																																											
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															
201501383		05/04/2015		3		GARAGE		10,000		06/12/2015		100		06/12/2015		22X23 SINGLE STORY		06/12/2015						317		15		PERMIT VISIT															
211		07/27/2004		2		DWELLING		150,000				0				FIREPLACE AND BACK		08/23/2013						317		3		MEAS+INSPCTD															
																		12/21/2006						311		15		PERMIT VISIT															
																		12/12/2005						311		14		INSPECTED															
																		12/12/2005						311		15		PERMIT VISIT															
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								10,520		SF		7.44		1.0000		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		1.00		7.44		78,300	
Total Card Land Units:										0.24		AC		Parcel Total Land Area:										0.24		AC		Total Land Value:										78,300					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft	1008		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	16		STONE VENR	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:			103.32
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			259,327
Heat Type	1		FORCED H/A	AYB			2004
AC Type	03		FULL	EYB			2009
Bedrooms	3			Dep Code			GD
Full Baths	3			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	4			Dep %			5
Total Rooms	5			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			1
Kitchen Style	G		GOOD	Cost Trend Factor			
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			95
Basement Floor	12		CONCRETE	Apprais Val			246,400
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	4			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
03	GARAGE	OB	Outbuilding	L	484	28.18	2015	A		GD	70	9,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	2,212		20.64	45,666	
FFL	1ST FLOOR	2,016	2,016		103.32	208,288	
OFP	OPEN PORCH	0	196		10.54	2,066	
PAT	PATIO	0	634		5.21	3,306	
Ttl. Gross Liv/Lease Area:		2,016	5,058	2,510		259,327	

