

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:11/30/2016 15:08

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	103,600	103,600		
						RES LAND	101	79,500	79,500		
						RESIDENTL.	101	400	400		
SUPPLEMENTAL DATA						Total				183,500	183,500
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378039_2853218			Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#								

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	2016	101	102,200	2015	101	102,200	2014	B	102,800
		12602/ 48	09/25/2002	U	I	115,000		2016	101	77,100	2015	101	77,100	2014	L	79,600
		08096/ 0419	06/30/1992	U	I	90,000		2016	101	400	2015	101	400	2014	O	500
		04292/ 0179	07/12/1976	U	I	0		Total:		179,700	Total:	179,700	Total:	182,900		

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 VALUE SUMMARY

Appraised Bldg. Value (Card)	103,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	400
Appraised Land Value (Bldg)	79,500
Special Land Value	0
Total Appraised Parcel Value	183,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	183,500

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	1.0300	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	11.35	79,500		
Total Card Land Units:							0.16	AC	Parcel Total Land Area:							0.16	AC	Total Land Value:					79,500

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:		74.62	
Heat Fuel	1		OIL	Replace Cost		123,350	
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		103,600	
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	OFF		7	3	
OFF	12		3		
3	7				

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				14.94		11,119
EFP	ENCL PORCH			0		360				22.39		8,059
FFL	1ST FLOOR			798		798				74.62		59,548
OFF	OPEN PORCH			0		126				7.70		970
TQS	3/4 STORY			558		744				55.97		41,639
WDK	WOOD DECK			0		192				10.49		2,015
Ttl. Gross Liv/Lease Area:				1,356		2,964		1,653				123,350

