

Property Location: 40 WATERMAN AV

MAP ID:14A/ 52/ 157/ /

Bldg Name:

State Use:101

Account #340

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2016 15:11

VISION ID: 332

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
TRUONG NHAC D			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
40 WATERMAN AVE						RESIDENTL.	101	271,600	271,600		
EAST LONGMEADOW, MA 01028						RES LAND	101	80,400	80,400		
Additional Owners:						RESIDENTL.	101	600	600		
SUPPLEMENTAL DATA						Total				352,600	352,600
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377966_2853097			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)									
TRUONG NHAC D		17939/ 498	08/11/2009	U	I	325,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
GERACI,JOHN		14329/ 31	07/07/2004	U	V	82,000	G	2016	101	268,800	2015	101	254,300	2014	B	261,400	
LANGONE FRANK J,		8974/ 103	10/20/1994	U	I	100	A	2016	101	78,100	2015	101	78,100	2014	L	80,600	
LANGONE FRANK J,		05629/ 0466	06/11/1984	U	I	1,300	E	2016	101	600	2015	101	600	2014	O	700	
Total:										347,500	Total:		333,000		Total:		342,700

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	
76" X 48" CAPE W/ ATTACHED TWO CAR GARAGE HST ABV GARAGE, HAS CAPACITY FOR IN-LAW APT NOT A FULL KITCHEN (SINK ONLY) ONLY IMPROVEMENT OVERRI T FOR NBH OBS APPLIED FY16 HST STORIES CORRECTED 100% USEABLE	

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	
201102808	10/24/2011	37	3 SEASON RM	4,200		0		ENCLOSE EXISTING D	05/11/2012			317	15	PERMIT VISIT	
38	02/17/2005	10	SHED	5,000		0			03/13/2009			250	14	INSPECTED	
266	09/03/2004	2	DWELLING	175,000		0		SEE NOTES	11/09/2007			317	14	INSPECTED	
									12/21/2006			311	11	ENTRY DENIED	
									12/21/2006			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			
																Spec Use	Spec Calc						
1	101	ONE FAM	RC				10,000	SF	7.81	1.0300	5	1.0000	1.00	MA	1.00				1.00	8.04	80,400		
Total Card Land Units:							0.23	AC	Parcel Total Land Area:							0.23	AC	Total Land Value:					80,400

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		YES
Grade	C		AVERAGE	FBM Sqft	905		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	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	2		SOFTWOOD	Adj. Base Rate:			79.46
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			327,197
AC Type	03		FULL	AYB			2004
Bedrooms	5			EYB			2007
Full Baths	4			Dep Code			AG
Half Baths	1			Remodel Rating			
Extra Fixtures	3			Year Remodeled			
Total Rooms	11			Dep %			7
Bath Style	G		GOOD	Functional Obslnc			10
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			83
Bsmt Garage				Apprais Val			271,600
Units	1			Dep % Ovr			0
WS Flues	1			Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr			0
Fireplaces	0			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	1,810		15.89	28,763						
CFL	CATHEDRAL CE	198	198		81.86	16,209						
EFP	ENCL PORCH	0	220		23.84	5,244						
FFL	1ST FLOOR	1,612	1,612		79.46	128,082						
GAR	GARAGE	0	1,248		31.77	39,648						
HST	HALF STORY	1,264	2,528		39.73	100,431						
OFP	OPEN PORCH	0	160		7.95	1,271						
PAT	PATIO	0	1,050		4.01	4,211						
WDK	WOOD DECK	0	300		11.12	3,337						
Ttl. Gross Liv/Lease Area:		3,074	9,126	4,118		327,197						

