

Property Location: 50 WATERMAN AV

Account #342

MAP ID:14A/ 54/ 153/ /

Bldg Name:

State Use:101

Vision ID: 334

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2016 15:12

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION												
RINALDI LAWRENCE J RINALDI DEBORAH D 50 WATERMAN AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value						
											RESIDENTL.		101						135,800		135,800						
											RES LAND		101						79,100		79,100						
											RESIDENTL.		101		400		400										
SUPPLEMENTAL DATA																											
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377817_2853197				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																				
											Total							215,300		215,300							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
RINALDI LAWRENCE J				05691/ 0139		09/28/1984		U	I	59,900		D	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2016	101	134,400		2015	101	134,400		2014	B	133,900				
													2016	101	76,800		2015	101	76,800		2014	L	79,200				
													2016	101	400		2015	101	400		2014	O	500				
													Total:		211,600		Total:		211,600		Total:		213,600				
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																											
												Appraised Bldg. Value (Card) 135,800															
												Appraised XF (B) Value (Bldg) 0															
												Appraised OB (L) Value (Bldg) 400															
												Appraised Land Value (Bldg) 79,100															
												Special Land Value 0															
												Total Appraised Parcel Value 215,300															
												Valuation Method: C															
												Adjustment: 0															
												Net Total Appraised Parcel Value 215,300															
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							
105		04/06/2006		4	ADDITION		8,000			0			ENCLOSE EXISTING D		12/21/2006			311	15	PERMIT VISIT							
305		12/02/1996		MN	Manual Note		4,500			0			ALTER		06/08/2005			250	22	MAILER SENT							
57		04/01/1991		MN	Manual Note		3,000			0			POOL		05/05/2005			311	1	LEFT NOTICE							
177		06/01/1988		MN	Manual Note		1,500			0			DECK		02/10/1997			105	15	PERMIT VISIT							
97		01/01/1986		MN	Manual Note		0			0			ADDITION		10/11/1990			131	11	ENTRY DENIED							
136		01/01/1984		MN	Manual Note		0			0			DWELLING														
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				6,000	SF	12.80	1.0300	5	1.0000	1.00	MA	1.00					1.00	13.18	79,100				
Total Card Land Units:								0.14	AC	Parcel Total Land Area:								0.14 AC	Total Land Value:								79,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	C		AVERAGE	FBM Sqft	864		
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	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:		96.43	
Heat Fuel	2		GAS	Replace Cost		169,713	
Heat Type	3		FORCED H/W	AYB		1984	
AC Type	03		Full	EYB		1994	
Bedrooms	3			Dep Code		AG	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		20	
Total Rooms	6			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		80	
Basement Floor				Apprais Val		135,800	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
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	1989	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		19.31	16,682
EFP	ENCL PORCH	0	160		28.93	4,629
FFL	1ST FLOOR	864	864		96.43	83,314
TQS	3/4 STORY	648	864		72.32	62,485
WDK	WOOD DECK	0	196		13.28	2,604
Ttl. Gross Liv/Lease Area:		1,512	2,948	1,760		169,713

