

Property Location: 56 WATERMAN AV

Vision ID: 335

Account #343

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

MAP ID:14A/ 55/ 149/ /

Bldg Name:

State Use:101

Print Date:11/30/2016 15:12

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
AIELLO ROSANGELA HEIRS & DEV 56 WATERMAN AV EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	150,500	150,500		
						RES LAND	101	81,100	81,100		
						RESIDENTL.	101	600	600		
SUPPLEMENTAL DATA						Total				232,200	232,200
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377742_2853247			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)								
AIELLO ROSANGELA HEIRS & DEV AIELLO,PEPPINO AIELLO FRANCESCO,		13252/ 295 13000/ 24 05306/ 0172	06/03/2003 03/06/2003 09/09/1982	U U U	I I I	100 100 0	A A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2016	101	149,000	2015	101	149,000	2014	B	143,400
								2016	101	78,700	2015	101	78,700	2014	L	81,300
								2016	101	600	2015	101	600	2014	O	600
								Total:			228,300	Total:	228,300	Total:	225,300	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)150,500 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)600 Appraised Land Value (Bldg)81,100 Special Land Value0 Total Appraised Parcel Value232,200 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value232,200								
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																

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			
170	07/01/1990	MN	Manual Note	18,000		0		ADDN	04/27/2006			311	3	MEAS+INSPCTD			
103	01/01/1983	MN	Manual Note	0		0		DWELLING	05/05/2005			311	11	ENTRY DENIED			
									10/11/1992			131	2	MEASURED			
									01/09/1991			107	15	PERMIT VISIT			
									02/22/1985			500	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				12,000	SF	6.56	1.0300	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	6.76	81,100		
Total Card Land Units:							0.28	AC	Parcel Total Land Area:							0.28	AC	Total Land Value:					81,100

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		AVERAGE	FBM Sqft	157		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			89.89
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			198,038
Heat Type	1		FORCED H/A	AYB			1983
AC Type	03		FULL	EYB			1990
Bedrooms	3			Dep Code			AV
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %			24
Total Rooms	7			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	1			% Complete			
Frame	1		WOOD	Overall % Cond			76
Basement Floor	12		CONCRETE	Apprais Val			150,500
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	3			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	144	7.48	1988	A		AV	60	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,568		18.00	28,227
FFL	1ST FLOOR	1,568	1,568		89.89	140,955
GAR	GARAGE	0	672		35.98	24,182
PAT	PATIO	0	364		4.45	1,618
WDK	WOOD DECK	0	240		12.74	3,056
Ttl. Gross Liv/Lease Area:		1,568	4,412	2,203		198,038

