

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: 12/14/2017 15:17

CURRENT OWNER

MURPHY ROBERT M

39 WATERMAN AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

190,900

Appraised Value

109,200

81,300

400

190,900

Assessed Value

109,200

81,300

400

190,900

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

MURPHY ROBERT M

BANK OF NEW YORK MELLON,

MCCAULEY,PATRICK J

CZUPRYNA LORRAINE,

STEWART HELEN K

BK-VOL/PAGE

18323/ 174

18114/ 396

12602/ 48

08096/ 0419

04292/ 0179

SALE DATE

06/04/2010

12/14/2009

09/25/2002

06/30/1992

07/12/1976

q/u

U

U

U

U

U

v/i

1

1

1

1

1

SALE PRICE

150,000

26,387

115,000

90,000

0

V.C.

S

L

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

2017

Total:

Code

101

101

101

101

Assessed Value

103,600

79,500

400

183,500

Yr.

2016

2016

2016

2016

Total:

Code

101

101

101

101

Assessed Value

102,200

77,100

400

179,700

Yr.

2015

2015

2015

2015

Total:

Code

101

101

101

101

Assessed Value

102,200

77,100

400

179,700

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

NO SEWER AND GAS LINES SERIOUS WATER

PROBLEM IN 1982.GAR HAS NO VALUE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

109,200

0

400

81,300

0

190,900

C

0

190,900

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

06/08/2005

05/05/2005

04/28/1992

04/20/1992

04/01/1992

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

250

311

131

131

107

22

2

14

13

22

MAILER SENT

MEASURED

INSPECTED

MISSED APPT

MAILER SENT

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

SF

Unit Price

11.61

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

11.61

Land Value

81,300

Total Card Land Units:

0.16

AC

Parcel Total Land Area:

0.16

AC

Total Land Value:

81,300

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				
Exterior Wall 1	7		BRICK				
Exterior Wall 2							
RooF Structure	1		GABLE				
RooF Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W				
AC Type	01		NONE				
Bedrooms	2						
Full Baths	1						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	5						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor							
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	1						

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	79.62
Replace Cost	131,615
AYB	1890
EYB	2000
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	17
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	83
Apprais Val	109,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
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	OFF	12	77	3	
OFF				3	
37					

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		15.95	11,864
EFP	ENCL PORCH	0	360		23.89	8,599
FFL	1ST FLOOR	798	798		79.62	63,538
OFF	OPEN PORCH	0	126		8.21	1,035
TQS	3/4 STORY	558	744		59.72	44,429
WDK	WOOD DECK	0	192		11.20	2,150

Ttl. Gross Liv/Lease Area:		1,356	2,964	1,653		131,615
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