

Print Date: 12/07/2018 10:01

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT															
WATSON RYAN WATSON ANDREA M 152 BELLCLAIRE AVE LONGMEADOW, MA 01106 Additional Owners:						TYPCL						Description		Code		Appraised Value		Assessed Value									
												RESIDENTL.		101		90,700		90,700									
												RES LAND		101		74,700		74,700									
												RESIDENTL.		101		300		300									
SUPPLEMENTAL DATA										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_383024_2852844																											
Total																				165,700		165,700					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
WATSON RYAN MARANGOUDAKIS STEVE REDIN SYLVIA A				21711/ 365		06/06/2017		U	I	45,500		1O	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
				21542/ 201		01/23/2017		U	I	50,000		1V	2018	101	22,100		2017	101	71,500		2016	101	70,800				
				02458/ 0015		03/28/1956		U	I	0			2018	101	74,700		2017	101	73,000		2016	101	70,900				
													2018	101	600		2017	101	1,000		2016	101	1,000				
Total:												97,400		Total:		145,500		Total:		142,700							
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										APPRAISED VALUE SUMMARY																	
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																			
0001/A						101		MA																			
NOTES										Net Total Appraised Parcel Value 165,700																	
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						
201702949		11/16/2017		12	REROOF		25,000		03/01/2018	100	03/01/2018		INCLUDES SIDING		03/01/2018				333	15	PERMIT VISIT						
201702879		11/09/2017		7	REMODEL		25,000		03/01/2018	100	03/01/2018		INTERIOR		01/27/2017				317	24	ABATEMENT VI						
															08/07/2009				375	1	LEFT NOTICE						
															12/05/2002				250	22	MAILER SENT						
															12/03/2002				274	2	MEASURED						
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		RA				12,114	SF	6.86	1.0000	5	1.0000	1.00	MA	1.00			Spec Use		Spec Calc		TRF2	.90	.90	6.17	74,700
Total Card Land Units:										0.28 AC		Parcel Total Land Area:0.28 AC						Total Land Value:								74,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	5		PIERS	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	3		HARDWOOD	Adj. Base Rate:		145.03	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		129,510	
Heat Type	3		FORCED H/W	AYB		1952	
AC Type	01		NONE	EYB		1988	
Bedrooms	2			Dep Code		GD	
Full Baths	1			Remodel Rating		05	
Half Baths	1			Year Remodeled		2017	
Extra Fixtures	0			Dep %		30	
Total Rooms	4			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		70	
Basement Floor				Apprais Val		90,700	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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	84	7.48	1955	F		FR	50	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	64		29.46	1,885	
FFL	1ST FLOOR	880	880		145.03	127,625	
Ttl. Gross Liv/Lease Area:		880	944	893		129,510	

