

Property Location

75 WATERMAN AV

Map ID

14A/ 16/ 3/ /

Bldg Name

State Use

101

Vision ID

292

Account #

300

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 9:23:24 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
LE DINH PHAN NHUY 75 WATERMAN AV EAST LONGMEADOW MA 01028 GIS ID F_377599_2853552		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	222500	222,500				
						RES LAND	101	85900	85,900				
						RESIDNTL.	101	500	500				
		DRAINAGE		VIEW	COMMUNITY								
		SUPPLEMENTAL DATA											
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#							
						Total				308,900	308,900		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LE DINH SANTANIELLO DEBRA J SUMAR HOMEBUILDERS INC, ANTICO,SALVATORE ANTICO,SALVATORE		22128	0355	04-12-2018	Q	I	285,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		11217	0221	06-01-2000	U	I	194,900		2019	101	216,900	2018	101	200,000	2017	101	192,500
		10690	0485	03-18-1999	U	V	1	1F	101	83,300	101	83,300	101	81,300			
		10690	0483	03-18-1999	U	V	1	1F	101	500	101	500	101	500			
		10578	0170	12-21-1998	U	I	1	1	Total		300700	Total		283800	Total		274300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
MA			

NOTES			
SUB DIV #848			

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	
201900404	02-06-2019	12	DWELLING	1,900	06-03-2019	100	06-03-2019	GAS FIREPLACE	06-03-2019			400	15	PERMIT VISIT	
201900135	01-14-2019	62		7,050	06-03-2019	100	06-03-2019		05-10-2018				333	2	MEASURED
289	12-06-1999	2		100,000					06-08-2005				250	22	MAILER SENT
									05-05-2005				311	1	LEFT NOTICE
									02-05-2002			274	15	PERMIT VISIT	
									01-17-2001			247	15	PERMIT VISIT	
									04-10-2000			247	15	PERMIT VISIT	

LAND LINE VALUATION SECTION																							
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM	RC				12,644	SF	6.79	1.000	5	LAND	1.00	MA	1.00		0		1.000	6.79	85,900		
Total Card Land Units							0.290	AC	Parcel Total Land Area: 0.2903							Total Land Value							85,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		87.12
Interior Floor 2	4	CARPET	RCN		250,004
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1999
AC Type	03	FULL	Effective Year Built		2007
Bedrooms	3		Depreciation Code		GD
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		11
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		89
Extra Kitchen St			RCNLD		222,500
FBM Sqft	533		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	96	7.48	2001	70	0.00	GD	F	0.90	500
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	89	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,066		22.00	23,448
FFL	1ST FLOOR	1,066	1,066		110.09	117,351
GAR	GARAGE	0	418		43.98	18,384
OPF	OPEN PORCH	0	180		11.01	1,982
SFL	2ND FLOOR	780	780		110.09	85,867
WDK	WOOD DECK	0	192		15.48	2,972
Ttl Gross Liv / Lease Area		1,846	3,702	2,271		250,004

