

Property Location

40 WATERMAN AV

Map ID

14A/ 52/ 157/ /

Bldg Name

State Use

101

Vision ID

332

Account #

340

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 9:29:40 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
TRUONG NHAC D 40 WATERMAN AVE EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		280400		280,400																							
										RES LAND		101		85600		85,600																							
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		600		600																							
SUPPLEMENTAL DATA																																							
Alt Prcl ID SP Permit HO Chapter Land OC Dates In+Ex FY Mailed										Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
GIS ID F_377966_2853097										Total								366,600		366,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
TRUONG NHAC D GERACI,JOHN LANGONE FRANK J, LANGONE FRANK J,				17939 0498		08-11-2009		U		I		325,000		1		Year		Code		Assessed		Year		Code		Assessed													
				14329 0031		07-07-2004		U		V		82,000		1A		2019		101		273,300		2018		101		277,900													
				8974 0103		10-20-1994		U		I		100		1E				101		83,000				101		80,400													
				05629 0466		06-11-1984		U		I		1,300						101		600				101		600													
Total																356900		Total		361500		Total		352600															
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																											
Year		Code		Description		Amount		Code		Description												YEAR		Amount		Comm Int													
Total				0.00																																			
ASSESSING NEIGHBORHOOD																																							
Nbhd		Nbhd Name		B		Tracing		Batch																															
0001						101		MA																															
NOTES																																							
PL 276 PG 31 INC LAND TO 12000 SQ FT																																							
BUILDING PERMIT RECORD																																							
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result											
201803099		10-31-2018		12		REROOF		4,950		06-03-2019		100		06-03-2019		SUNROOM OVER E SEE NOTES		06-03-2019						400		15		PERMIT VISIT											
201803098		10-31-2018		62		SOLAR		22,215		06-03-2019		100		06-03-2019				05-11-2012						317		15		PERMIT VISIT											
201102808		10-24-2011		1		PORCH		4,200				0						03-13-2009						250		14		INSPECTED											
38		02-17-2005		10		SHED		5,000										11-09-2007						317		14		INSPECTED											
266		09-03-2004		2		DWELLING		175,000										12-21-2006						311		15		PERMIT VISIT											
																		12-21-2006						311		11		ENTRY DENIED											
																		12-12-2005						311		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								12,000 SF		7.13		1.000		5		LAND		1.00		MA		1.00				0		1.000		7.13		85,600	
Total Card Land Units																		0.275		AC		Parcel Total Land Area:		0.2755		Total Land Value										85,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	2	SOFTWOOD	Adj Base Rate	68.53	
Interior Floor 2	4	CARPET	RCN	350,547	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	5		Depreciation Code	AG	
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	10	
Total Rooms	11		Functional Obsol	10	
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	80	
Extra Kitchen St			RCNLD	280,400	
FBM Sqft	905		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	1	YES	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	120	7.48	2005	70	0.00	GD	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	80	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,810		17.03	30,815
CFL	CATHEDRAL CE	198	198		87.71	17,366
EPF	ENCL PORCH	0	220		25.54	5,618
FFL	1ST FLOOR	1,612	1,612		85.13	137,222
GAR	GARAGE	0	1,248		34.04	42,478
HST	HALF STORY	1,264	2,528		42.56	107,599
OPF	OPEN PORCH	0	160		8.51	1,362
PAT	PATIO	0	1,050		4.30	4,512
WDK	WOOD DECK	0	300		11.92	3,575
Ttl Gross Liv / Lease Area		3,074	9,126	4,118		350,547

