

Property Location 90 WATERMAN AV
 Vision ID 338

Account # 346

Map ID 14A/ 58/ 2/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-03-2020 9:29:47 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BEAUZILE THEVENIN C BEAUZILE ELIZABETTTE 90 WATERMAN AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	285900	285,900												
						RES LAND	101	85000	85,000												
						RESIDNTL.	101	9500	9,500												
SUPPLEMENTAL DATA						Total				380,400	380,400										
GIS ID F_377342_2853516		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
BEAUZILE THEVENIN C MARUCA PETER M, MARUCA,UMBERTO		19887	0028	06-25-2013	Q	I	320,000	00	Year	Code	Assessed	Year	Code	Assessed							
		14750	0519	01-07-2005	U	V	100	1A	2020	101	278,700	2019	101	271,900							
		05216	0210	02-04-1982	U	I	0		101	85,000	2018	101	82,500								
								101	9,500	2018	101	9,500									
		Total						Total		373200	Total		363900	Total	345700						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
								APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 285,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 9,500 Appraised Land Value (Bldg) 85,000 Special Land Value 0 Total Appraised Parcel Value 380,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 380,400													
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
SUB DIV 932-WALK OUT BMT FY 13 GRADE REVIEW.FY14 AC +1/2 BTH PER MLS LISTING 71515925.																					
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							
201501383 211	05-04-2015	3	GARAGE	10,000	06-12-2015	100	06-12-2015	22X23 SINGLE STO FIREPLACE AND B	06-12-2015			317	15	PERMIT VISIT							
	07-27-2004	2	DWELLING	150,000					08-23-2013			317	3	MEAS+INSPCTD							
									12-21-2006			311	15	PERMIT VISIT							
									12-12-2005			311	14	INSPECTED							
									12-12-2005			311	15	PERMIT VISIT							
									06-08-2005			250	22	MAILER SENT							
							01-21-2005			311	2	MEASURED									
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				10,520 SF	8.08	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.08	85,000
Total Card Land Units							0.242	AC	Parcel Total Land Area:				0.2415	Total Land Value							85,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	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	90.10	
Interior Floor 2			RCN	317,715	
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	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %	10	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	285,900	
FBM Sqft	1008		Dep % Ovr		
FBM Quality	4		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
03	GARAGE	OB	Outbuildi	L	484	28.18	2015	70	0.00	GD	A	1.00	9,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,212		25.29	55,948	
FFL	1ST FLOOR	2,016	2,016		126.58	255,185	
OFP	OPEN PORCH	0	196		12.92	2,532	
PAT	PATIO	0	635		6.38	4,051	
Ttl Gross Liv / Lease Area		2,016	5,059	2,510		317,715	

