

Property Location

53 WATERMAN AV

Map ID

14A/ 22/ 72/ /

Bldg Name

State Use

101

Vision ID

299

Account #

307

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:58:55

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
JONES STEVEN A JONES LAUREL A 53 WATERMAN AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	200600	200,600												
						RES LAND	101	100700	100,700												
						RESIDNTL.	101	300	300												
		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#															
GIS ID F_377849_2853343						Total 301,600 301,600															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
JONES STEVEN A DALTON DOUGLAS S		21828	0459	08-25-2017	Q	I	292,000	00	Year	Code	Assessed	Year	Code	Assessed							
		03397	0035	01-21-1969	U	I	0		2022	101	179,400	2021	101	171,700							
									101	91,500		101	84,800								
									101	300		101	300								
								Total	271,200	Total	256,800	Total	250,000								
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										APPRaised VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)													
0001				101		MA		Appraised Xf (B) Value (Bldg)													
								Appraised Ob (B) Value (Bldg)													
								Appraised Land Value (Bldg)													
								Special Land Value													
								Total Appraised Parcel Value													
								Valuation Method													
								Adjustment													
								Net Total Appraised Parcel Value													
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							
202102332	07-13-2021	62	SOLAR	19,300	04-22-2022	100	04-22-2022	BOTH GABLES	05-10-2018			333	2	MEASURED							
201800029	01-08-2018	91	INSULATION	3,000		0			12-21-2006			311	15	PERMIT VISIT							
201702472	09-15-2017	54	FENCE	4,465		0			11-10-2005			311	14	INSPECTED							
151	05-01-2006	25	WINDOWS	7,500				NVC	06-08-2005			250	22	MAILER SENT							
									05-05-2005			311	2	MEASURED							
									06-25-1980			500	3	MEAS+INSPCTD							
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				10,000 SF	10.07	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.07	100,700
Total Card Land Units							0.23	AC	Parcel Total Land Area:				0.23	Total Land Value							100,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
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	
Roof Structure	3	GAMBREL		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	107.29	
Interior Floor 2	4	CARPET	RCN	286,500	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1969	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	200,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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	64	7.48	1996	60	0.00	AV	A	1.00	300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	70	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,212		23.56	28,556	
FFL	1ST FLOOR	1,212	1,212		118.00	143,014	
OFP	OPEN PORCH	0	56		12.64	708	
SFL	2ND FLOOR	912	912		118.00	107,615	
WDK	WOOD DECK	0	282		23.43	6,608	
Ttl Gross Liv / Lease Area		2,124	3,674			286,500	

