

Property Location

3 WATERMAN AV

Map ID

14A/ 45/ 34/ /

Bldg Name

State Use

101

Vision ID

324

Account #

332

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:02:35

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
HOBBS BREANNA PATRICIA 3 WATERMAN AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	131900	131,900												
						RES LAND	101	99700	99,700												
						RESIDNTL.	101	3100	3,100												
		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_378510_2852885						Total				234,700	234,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
HOBBS BREANNA PATRICIA BELLEFEUILLE DEBRA A TR GOLON THERESA E,		23112	0380	03-03-2020	Q	I	209,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		19730	0246	03-15-2013	U	I	1	1F	2022	101	119,300	2021	101	114,500	2020	101	108,700				
		03346	0388	06-26-1968	U	I	0			101	90,600		101	83,900		101	83,900				
										101	3,100		101	3,100		101	3,100				
		Total						Total		213,000	Total		201,500	Total		195,700					
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) 131,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,100 Appraised Land Value (Bldg) 99,700 Special Land Value 0 Total Appraised Parcel Value 234,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 234,700										
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
NOTES																					
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							
									05-10-2018			333	3	MEAS+INSPCTD							
									05-05-2005			311	3	MEAS+INSPCTD							
									04-22-1992			170	3	MEAS+INSPCTD							
									04-01-1992			107	22	MAILER SENT							
									10-11-1990			131	2	MEASURED							
									06-24-1980			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				7,514 SF	13.27	1.000	5	LAND	1.00	MA	1.00			0		1.000	13.27	99,700
Total Card Land Units							0.17	AC	Parcel Total Land Area:				0.17	Total Land Value							99,700

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	AVERAGE	#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			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	3	HARDWOOD	Adj Base Rate	130.25	
Interior Floor 2			RCN	209,322	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		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	63	
Extra Kitchen St			RCNLD	131,900	
FBM Sqft	806		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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	48	7.48	1970	60	0.00	AV	A	1.00	200
2	GAZEBO			L	258	18.00	1985	60	0.00	AV	A	1.00	2,800
40	LEAN-TO			L	48	5.75	1990	50	0.00	FR	F	0.90	100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		30.20	30,441	
FFL	1ST FLOOR	1,176	1,176		150.70	177,223	
OPF	OPEN PORCH	0	112		14.80	1,658	
Ttl Gross Liv / Lease Area		1,176	2,296			209,322	

