

Property Location

36 WATERMAN AV

Map ID

14A/ 51/ 160/ /

Bldg Name

State Use

101

Vision ID

331

Account #

339

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:03:39

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GERACI JOHN GERACI PAULINE 27 HIGHLANDVIEW AVE EAST LONGMEADOW MA 01028 GIS ID F_378042_2853047		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	210200	210,200												
						RES LAND	101	99100	99,100												
						RESIDNTL.	101	21300	21,300												
		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#															
						Total		330,600	330,600												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
GERACI JOHN LANGONE,FRANK LANGONE FRANK, PETTI DOMINICK HEIRS +		14329	0031	07-07-2004	U	V	82,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		08974	0103	10-20-1994	U	V	100	1A	2022	101	192,500	2021	101	184,800	2020	101	177,500				
		08404	0394	05-03-1993	U	V	1	1		101	90,100		101	83,300		101	83,300				
		02189	0286	07-31-1952	U	I	0			101	21,300		101	21,300		101	21,300				
		Total						303,900		Total		289,400		Total		282,100					
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)210,200 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)21,300 Appraised Land Value (Bldg)99,100 Special Land Value0 Total Appraised Parcel Value330,600 Valuation MethodC Adjustment Net Total Appraised Parcel Value330,600												
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							
372	11-13-2006	2	DWELLING	158,000				SEE NOTES	12-01-2021			334	2	MEASURED							
									03-09-2012			317	16	FIELDREV CHG							
									11-09-2007			317	14	INSPECTED							
									12-21-2006			311	15	PERMIT VISIT							
									12-21-2006			311	2	MEASURED							
									06-27-1980			500	14	INSPECTED							
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				6,000 SF	16.51	1.000	5	LAND	1.00	MA	1.00			0		1.000	16.51	99,100
Total Card Land Units							0.14	AC	Parcel Total Land Area: 0.14							Total Land Value				99,100	

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	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		121.38
Interior Floor 1	3	HARDWOOD	RCN		236,163
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2006
Heat Type	3	FORCED H/W	Effective Year Built		2010
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		11
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		89
Extra Kitchens	0		RCNLD		210,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	591		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
04	GARAGE/L			L	660	30.48	2006	70	0.00	GD	V	1.50	21,100
22	WOOD DK			L	24	9.20	2007	70	0.00	GD	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	844		28.42	23,985	
FFL	1ST FLOOR	808	808		141.92	114,675	
HST	HALF STORY	156	312		70.96	22,140	
OPF	OPEN PORCH	0	108		14.46	1,561	
SFL	2ND FLOOR	520	520		141.92	73,801	
Ttl Gross Liv / Lease Area		1,484	2,592			236,163	

