

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

12/12/2022 12:03:50

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	329500	329,500															
					RES LAND	101	101600	101,600															
					RESIDNTL.	101	600	600															
SUPPLEMENTAL DATA					Total				431,700	431,700													
GIS ID		F_377966_2853097		Mailed		Assoc Pid#																	
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 1A 1E	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		14329	0031	07-07-2004	U	V	82,000		2022	101	299,200	2021	101	287,500	2020	101	280,400						
		08974	0103	10-20-1994	U	I	100		101	92,400	101	85,600	101	85,600									
		05629	0466	06-11-1984	U	I	1,300		101	600	101	600	101	600									
Total								392,200		Total		373,700		Total		366,600							
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 Appraised BLDG. Value (Card) 329,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 101,600 Special Land Value 0 Total Appraised Parcel Value 431,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 431,700													
Nbhd	Nbhd Name		Tracing		Batch																		
0001			101		MA																		
NOTES																							
PL 276 PG 31 INC LAND TO 12000 SQ FT																							
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									
201803099	10-31-2018	12	REROOF	4,950	06-03-2019	100	06-03-2019	SUNROOM OVER E	12-01-2021			334	2	MEASURED									
201803098	10-31-2018	62	SOLAR	22,215	06-03-2019	100	06-03-2019		06-03-2019			400	15	PERMIT VISIT									
201102808	10-24-2011	1	PORCH	4,200		0			05-11-2012			317	15	PERMIT VISIT									
38	02-17-2005	10	SHED	5,000					03-13-2009			250	14	INSPECTED									
266	09-03-2004	2	DWELLING	175,000				SEE NOTES	11-09-2007			317	14	INSPECTED									
									12-21-2006			311	15	PERMIT VISIT									
									12-21-2006			311	11	ENTRY DENIED									
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	8.47	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.47	101,600		
Total Card Land Units							0.28 AC	Parcel Total Land Area:				0.28	Total Land Value										101,600

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	84.72	
Interior Floor 2	4	CARPET	RCN	422,470	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2009	
Bedrooms	5		Depreciation Code	AG	
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	12	
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	78	
Extra Kitchen St			RCNLD	329,500	
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	78	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		20.21	36,587
CFL	CATHEDRAL CE	198	198		104.13	20,618
EPF	ENCL PORCH	0	220		50.53	11,118
FFL	1ST FLOOR	1,612	1,612		101.07	162,924
GAR	GARAGE	0	1,248		40.41	50,434
HST	HALF STORY	1,264	2,528		50.53	127,752
OFF	OPEN PORCH	0	160		10.11	1,617
PAT	PATIO	0	1,050		5.10	5,357
WDK	WOOD DECK	0	300		20.21	6,064
Ttl Gross Liv / Lease Area		3,074	9,126			422,470

