

Property Location

56 WATERMAN AV

Map ID

14A/ 55/ 149/ /

Bldg Name

State Use

101

Vision ID

335

Account #

343

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:04:19

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW							
MOSER BRANDON T MOSER APRIL L 56 WATERMAN AV EAST LONGMEADOW MA 01028 GIS ID F_377742_2853247		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed								
										RESIDNTL.	101	210700	210,700								
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	101600	101,600								
										RESIDNTL.	101	600	600								
		SUPPLEMENTAL DATA								Total				312,900	312,900						
		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)							
MOSER BRANDON T ROSENKRANZ BRIAN TR CARABETTA MICHAEL AIELLO ROSANGELA HEIRS & DEV AIELLO,PEPPINO		22970	0065	11-25-2019	Q	I	275,000	00			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
		22463	0029	11-29-2018	Q	I	269,500	00	2022	101	193,400	2021	101	185,900	2020	101	179,400				
		22050	0171	02-02-2018	U	I	205,000	1T		101	92,400		101	85,600		101	85,600				
		13252	0295	06-03-2003	U	I	100	1A		101	600		101	600		101	600				
		13000	0024	03-06-2003	U	I	100	1A			Total	286,400	Total	272,100	Total	265,600					
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		1,989.04																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name				Tracing				Batch											
0001						101				MA											
NOTES																					
												Appraised BLDG. Value (Card) 210,700 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 312,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 312,900									
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
202000270	01-21-2020	25	WINDOWS	17,240	07-07-2020	100	08-13-2019	REPLACE 19 WIND	07-07-2020			400	15	PERMIT VISIT							
201903004	10-03-2019	25	WINDOWS	9,000	07-07-2020	100	08-13-2019	NEW ENTRY WAY D	05-10-2018			333	2	MEASURED							
170	07-01-1990	MN	Manual Note	18,000				ADDN	04-27-2006			311	3	MEAS+INSPCTD							
103	01-01-1983	MN	Manual Note					DWELLING	05-05-2005			311	11	ENTRY DENIED							
									10-11-1992			131	2	MEASURED							
									01-09-1991			107	15	PERMIT VISIT							
									02-22-1985			500	15	PERMIT VISIT							
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	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	110.46	
Interior Floor 2			RCN	292,638	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1983	
AC Type	03	FULL	Effective Year Built	1993	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	28	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	1		Overall % Condition	72	
Extra Kitchen St	F	FAIR	RCNLD	210,700	
FBM Sqft	900		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	144	7.48	1988	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,568		26.65	41,786	
FFL	1ST FLOOR	1,568	1,568		133.08	208,666	
GAR	GARAGE	0	672		53.27	35,798	
WDK	WOOD DECK	0	240		26.62	6,388	
Ttl Gross Liv / Lease Area		1,568	4,048			292,638	

