

Property Location

90 WATERMAN AV

Map ID

14A/ 58/ 2/ /

Bldg Name

State Use

101

Vision ID

338

Account #

346

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:04:49

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW															
BEAUZILE THEVENIN C BEAUZILE ELIZABETTTE 90 WATERMAN AVE EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed																
										RESIDNTL.	101	322100	322,100																
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	100900	100,900																
										RESIDNTL.	101	9500	9,500																
										Total				432,500		432,500													
SUPPLEMENTAL DATA																													
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10											
GIS ID		F_377342_2853516		Mailed		Assoc Pid#																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
BEAUZILE THEVENIN C MARUCA PETER M, MARUCA,UMBERTO		19887 0028		06-25-2013		Q		I		320,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
		14750 0519		01-07-2005		U		V		100		1A		2022	101	297,000	2021	101	285,900	2020	101	278,700							
		05216 0210		02-04-1982		U		I		0					101	91,700		101	85,000		101	85,000							
															101	9,500		101	9,500		101	9,500							
														Total		398,200		Total		380,400		Total		373,200					
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																													
Nbhd		Nbhd Name		Tracing		Batch																							
0001				101		MA																							
NOTES																													
SUB DIV 932-WALK OUT BMT FY 13 GRADE REVIEW.FY14 AC +1/2 BTH PER MLS LISTING 71515925.																													
Appraised BLDG. Value (Card) 322,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 9,500 Appraised Land Value (Bldg) 100,900 Special Land Value 0 Total Appraised Parcel Value 432,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 432,500																													
BUILDING PERMIT RECORD																													
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
201501383		05-04-2015		3		GARAGE		10,000		06-12-2015		100		06-12-2015		22X23 SINGLE STO		06-12-2015						317		15		PERMIT VISIT	
211		07-27-2004		2		DWELLING		150,000								FIREPLACE AND B		08-23-2013						317		3		MEAS+INSPCTD	
																		12-21-2006						311		15		PERMIT VISIT	
																		12-12-2005						311		14		INSPECTED	
																		12-12-2005						311		15		PERMIT VISIT	
																		06-08-2005						250		22		MAILER SENT	
																		01-21-2005						311		2		MEASURED	
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				10,520 SF	9.59	1.000	5	LAND	1.00	MA	1.00				0		1.000	9.59	100,900							
Total Card Land Units							0.24	AC	Parcel Total Land Area:							0.24	Total Land Value							100,900					

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+	AVG. (+)	#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	16	STONE VENR	101	ONE FAM	Percentage
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		106.32
Interior Floor 2			RCN		357,857
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2004
AC Type	03	FULL	Effective Year Built		2011
Bedrooms	3		Depreciation Code		GD
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %		10
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		90
Extra Kitchen St			RCNLD		322,100
FBM Sqft	1008		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
03	GARAGE	OB	Outbuildi	L	484	28.18	2015	70	0.00	GD	A	1.00	9,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,212		28.49	63,017	
FFL	1ST FLOOR	2,016	2,016		142.57	287,426	
OFP	OPEN PORCH	0	196		14.55	2,851	
PAT	PATIO	0	635		7.18	4,562	
Ttl Gross Liv / Lease Area		2,016	5,059			357,857	

