Property Location 75 WATERMAN AV | Map ID 14A/ 16/ 3/ / | Bldg Name | State Use 101
Vision ID 292 | Account # 300 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/13/2023 2:41:21 P

CURRENT OWNER

LE DINH
PHAN NHUY
75 WATERMAN AV

EAST LONGMEADOW MA 01028

GIS ID F_377599_2853552

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	280900	280,900
RES LAND	101	112200	112,200
RESIDNTL.	101	700	700
		Total	393,800	393,800

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LE DINH	22128	0355	04-12-2018	Q	I	285,000	00
SANTANIELLO DEBRA J	11217	0221	06-01-2000	U	I	194,900	
SUMAR HOMEBUILDERS INC,	10690	0485	03-18-1999	U	V	1	1F
ANTICO,SALVATORE	10690	0483	03-18-1999	U	V	1	1F
ANTICO,SALVATORE	10578	0170	12-21-1998	U	I	1	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	262,200	2022	101	240,400	2021	101	231,100
	101	101,900		101	92,700		101	85,900
	101	500		101	500		101	500
	Total	364,600		Total	333,600		Total	317,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

SUB DIV #848

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	280,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	112,200
Special Land Value	0
Total Appraised Parcel Value	393,800
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	393,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201900404	02-06-2019	12	REROOF	1,900	06-03-2019	100	06-03-2019	
201900135	01-14-2019	62	SOLAR	7,050	06-03-2019	100	06-03-2019	
289	12-06-1999	2	DWELLING	100,000				GAS FIREPLACE

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-03-2019			400	15	PERMIT VISIT
05-10-2018			333	2	MEASURED
06-08-2005			250	22	MAILER SENT
05-05-2005			311	1	LEFT NOTICE
02-05-2002			274	15	PERMIT VISIT
01-17-2001			247	15	PERMIT VISIT
04-10-2000			247	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				12,644	SF	8.87	1.000	5	LAND	1.00	MA	1.00			0			1.000	8.87	112,200
						Total Card Land Units	0.29	AC	Parcel Total Land Area:	0.29												Total Land Value	112,200

Property Location	75 WATERMAN AV		Map ID	14A/ 16/ 3/ /	Bldg Name		State Use 101
Vision ID 292		Account # 300		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/13/2023 2:41:22 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	3	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	533	
FBM Quality	3	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

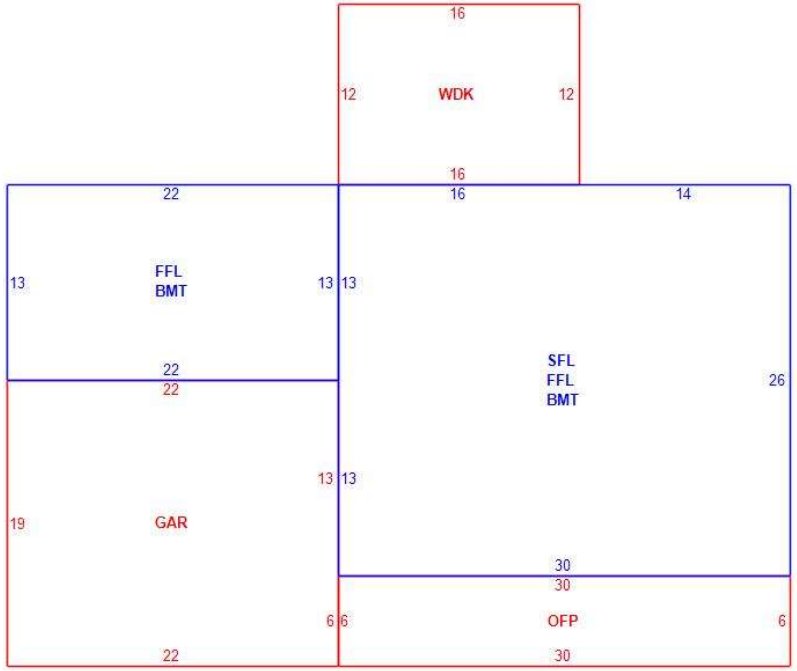
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	120.29
RCN	326,656
Net Other Adj	
Year Built	1999
Effective Year Built	2007
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	86
RCNLD	280,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	96	12.00	2001	70	0.00	GD	F	0.90	700
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	86	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,066		28.60	30,490
FFL	1ST FLOOR	1,066	1,066		143.14	152,592
GAR	GARAGE	0	418		57.19	23,905
OFP	OPEN PORCH	0	180		14.31	2,577
SFL	2ND FLOOR	780	780		143.14	111,653
WDK	WOOD DECK	0	192		28.33	5,439
	Ttl Gross Liv / Lease Area	1,846	3,702			326,656