

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
MURPHY ROBERT M 39 WATERMAN AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	124200		124,200																			
												RES LAND		101	109400		109,400																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600																			
				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#																												
GIS ID F_378039_2853218												Total		234,200		234,200																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
MURPHY ROBERT M BANK OF NEW YORK MELLON, MCCAULEY,PATRICK J CZUPRYNA LORRAINE, STEWARD HELEN K				18323		0174		06-04-2010		U		I		150,000		1S		Year		Code	Assessed		Year	Code	Assessed		Year	Code	Assessed							
				18114		0396		12-14-2009		U		I		26,387		1L		2023		101		113,800		2022		101		99,800		2021		101		95,700		
				12602		0048		09-25-2002		U		I		115,000		101				99,500		101		90,400		101		83,700								
				08096		0419		06-30-1992		U		I		90,000		101				400		101		400		101		400								
				04292		0179		07-12-1976		U		I		0				Total		213,700		Total		190,600		Total		179,800								
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																																				
ASSESSING NEIGHBORHOOD																																				
Nbhd		Nbhd Name						Tracing			Batch																									
0001								101			MA																									
NOTES																																				
																Appraised BLDG. Value (Card)										124,200										
																Appraised Xf (B) Value (Bldg)										0										
																Appraised Ob (B) Value (Bldg)										600										
																Appraised Land Value (Bldg)										109,400										
																Special Land Value										0										
																Total Appraised Parcel Value										234,200										
																Valuation Method										C										
																Adjustment																				
																Net Total Appraised Parcel Value										234,200										
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												
202200089		01-12-2022		12	REROOF		7,000		03-14-2022		100		03-14-2022		RIGHT SIDE		06-03-2019					400	15	PERMIT VISIT												
202103131		11-02-2021		62	SOLAR		10,792		03-14-2022		100		03-14-2022		EAVES ONLY		05-10-2018					333	2	MEASURED												
201802905		10-02-2018		21	SIDING		3,670		06-03-2019		100		06-03-2019				06-08-2005					250	22	MAILER SENT												
													05-05-2005								311	2	MEASURED													
													04-28-1992								131	14	INSPECTED													
													04-20-1992								131	13	MISSED APPT													
													04-01-1992						107	22	MAILER SENT															
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				7,000	SF	15.63		1.000	5	LAND	1.00	MA	1.00				0			1.000	15.63	109,400										
Total Card Land Units																		0.16		AC	Parcel Total Land Area: 0.16				Total Land Value										109,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	7	BRICK	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	4	CARPET	Adj Base Rate	106.23	
Interior Floor 2			RCN	197,142	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1890	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	124,200	
FBM Sqft			Dep % Ovr		
FBM Quality			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	96	12.00	1994	50	0.00	FR	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	63	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	744		24.02	17,867	
EFB	ENCL PORCH	0	168		59.96	10,073	
FFL	1ST FLOOR	798	798		119.92	95,693	
OFP	OPEN PORCH	0	126		12.37	1,559	
TQS	3/4 STORY	558	744		89.94	66,913	
WDK	WOOD DECK	0	212		23.76	5,036	
Ttl Gross Liv / Lease Area		1,356	2,792			197,142	

