Property Location 33 WATERMAN AV | Map ID 14A/ 40/ 53/ / | Bldg Name | State Use 101
Vision ID 319 | Account # 327 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/17/2025 8:58:42 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
FIMOGNARI JOSEPH P LE				
FIMOGNARI PAULA A LE	TOPO WET	EASEMENT	TRAFFIC	CORNER
33 WATERMAN AV				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

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#

GIS ID F_378122_2853163

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	205200	205,200
RES LAND	101	112300	112,300
RESIDNTL.	101	1800	1,800
		Total	319,300	319,300

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FIMOGNARI JOSEPH P LE	23757	0537	03-12-2021	U	I	100	1A
FIMOGNARI JOSEPH P	03104	0387	04-14-1965	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	167,200	2024	101	154,400	2023	101	141,600
	101	112,300		101	112,300		101	102,200
	101	1,800		101	1,800		101	1,100
	Total	281,300		Total	268,500		Total	244,900

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

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	205,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	112,300
Special Land Value	0
Total Appraised Parcel Value	319,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	319,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201400010	01-06-2014	91	INSULATION	3,400	04-25-2014	100	04-25-2014	
51	03-28-2001	9	ALTERATION	6,930				GUTTING WALLS, E
42	04-07-1998	10	SHED	1,500				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
04-08-2025			334	2	MEASURED
04-25-2014			317	15	PERMIT VISIT
05-13-2005			311	14	INSPECTED
05-05-2005			311	2	MEASURED
01-09-2003			274	15	PERMIT VISIT
02-05-2002			274	15	PERMIT VISIT
01-22-1999			105	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				13,000	SF	8.64	1.000	5	LAND	1.00	MA	1.00			0			1.000	8.64	112,300
						Total Card Land Units	0.30	AC	Parcel Total Land Area:	0.30												Total Land Value	112,300

Property Location	33 WATERMAN AV		Map ID	14A/ 40/ 53/ /	Bldg Name		State Use 101
Vision ID 319		Account # 327		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/17/2025 8:58:42 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 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	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	3	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	672	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	2	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

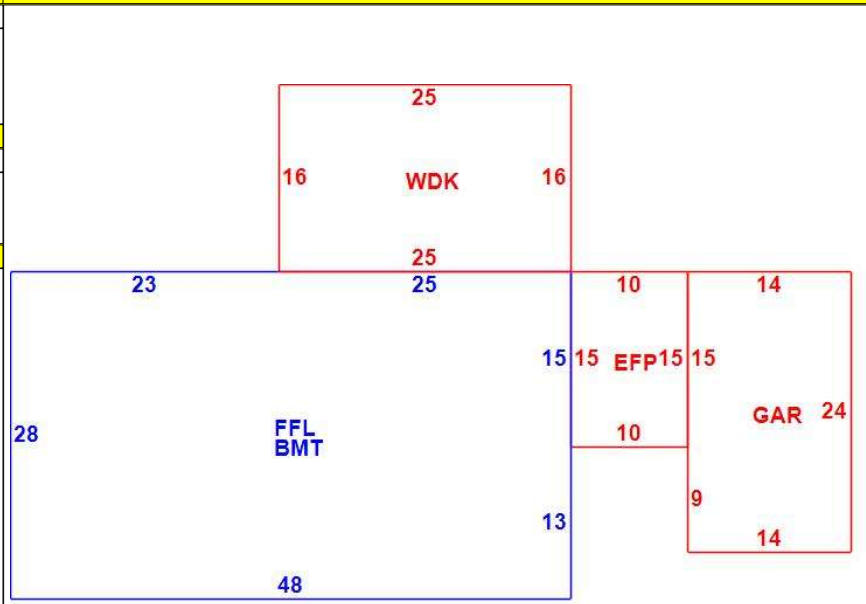
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	154.95
RCN	325,783
Net Other Adj	
Year Built	1965
Effective Year Built	1988
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	205,200
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	168	12.00	1998	70	0.00	GD	G	1.25	1,800
GEN	GENERATO			B	1	0.00	2020	63	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,344		34.28	46,076
EFP	ENCL PORCH	0	150		85.64	12,846
FFL	1ST FLOOR	1,344	1,344		171.28	230,206
GAR	GARAGE	0	336		68.31	22,952
WDK	WOOD DECK	0	400		34.26	13,703
	Ttl Gross Liv / Lease Area	1,344	3,574			325,783