

Property Location: 46 WATERMAN AV

Account #341

MAP ID:14A/ 53/ 155/ /

Bldg Name:

State Use:101

Vision ID: 333

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2016 15:12

| CURRENT OWNER                                                                                                 |  | TOPO. | UTILITIES                                                               | STRT./ROAD | LOCATION | CURRENT ASSESSMENT |      |                 |                | <div>1006</div> <div>AST LONGMEADOW, M</div> <div>VISION</div> |         |
|---------------------------------------------------------------------------------------------------------------|--|-------|-------------------------------------------------------------------------|------------|----------|--------------------|------|-----------------|----------------|----------------------------------------------------------------|---------|
| LARocca LUIGI<br>LARocca MARGARET M<br>46 WATERMAN AVE<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: |  |       | 1 TYPCL                                                                 |            |          | Description        | Code | Appraised Value | Assessed Value |                                                                |         |
|                                                                                                               |  |       |                                                                         |            |          | RESIDENTL.         | 101  | 166,300         | 166,300        |                                                                |         |
|                                                                                                               |  |       |                                                                         |            |          | RES LAND           | 101  | 79,500          | 79,500         |                                                                |         |
|                                                                                                               |  |       |                                                                         |            |          | RESIDENTL.         | 101  | 400             | 400            |                                                                |         |
| SUPPLEMENTAL DATA                                                                                             |  |       |                                                                         |            |          | Total              |      |                 |                | 246,200                                                        | 246,200 |
| Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_377878_2853156          |  |       | Received<br>Field 7<br>Field 8<br>Field 9<br>Field 10<br><br>ASSOC PID# |            |          |                    |      |                 |                |                                                                |         |

| RECORD OF OWNERSHIP |  | BK-VOL/PAGE | SALE DATE  | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) |      |                |         |        |                |        |         |                |
|---------------------|--|-------------|------------|-----|-----|------------|------|--------------------------------|------|----------------|---------|--------|----------------|--------|---------|----------------|
| LARocca LUIGI       |  | 05702/ 0254 | 10/19/1984 | U   | I   | 59,900     | D    | Yr.                            | Code | Assessed Value | Yr.     | Code   | Assessed Value | Yr.    | Code    | Assessed Value |
|                     |  |             |            |     |     |            |      | 2016                           | 101  | 164,500        | 2015    | 101    | 164,500        | 2014   | B       | 161,700        |
|                     |  |             |            |     |     |            |      | 2016                           | 101  | 77,100         | 2015    | 101    | 77,100         | 2014   | L       | 79,600         |
|                     |  |             |            |     |     |            |      | 2016                           | 101  | 400            | 2015    | 101    | 400            | 2014   | O       | 600            |
|                     |  |             |            |     |     |            |      | Total:                         |      |                | 242,000 | Total: | 242,000        | Total: | 241,900 |                |

| EXEMPTIONS             |      |             |        | OTHER ASSESSMENTS |             |         |        | <div>This signature acknowledges a visit by a Data Collector or Assessor</div> <div>APPRaised VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card)166,300</div> <div>Appraised XF (B) Value (Bldg)0</div> <div>Appraised OB (L) Value (Bldg)400</div> <div>Appraised Land Value (Bldg)79,500</div> <div>Special Land Value0</div> <div>Total Appraised Parcel Value246,200</div> <div>Valuation Method:C</div> <div>Adjustment:0</div> <div>Net Total Appraised Parcel Value246,200</div> |  |  |  |            |
|------------------------|------|-------------|--------|-------------------|-------------|---------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|------------|
| Year                   | Type | Description | Amount | Code              | Description | Number  | Amount |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  | Comm. Int. |
|                        |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |            |
| Total:                 |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |            |
| ASSESSING NEIGHBORHOOD |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |            |
| NBHD/ SUB              |      | NBHD Name   |        | Street Index Name |             | Tracing |        | Batch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |            |
| 0001/A                 |      |             |        |                   |             | 101     |        | MA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |            |
| NOTES                  |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |            |
|                        |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |            |

| 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 |
| 387                    | 12/16/2008 | 25   | WINDOWS     | 1,700  |            | 0       |            | 5 REPLACEMENT |  | 02/13/2009            |      |    | 317 | 15  | PERMIT VISIT   |
| 50                     | 04/01/1991 | MN   | Manual Note | 12,000 |            | 0       |            | ADDITION      |  | 11/03/2005            |      |    | 250 | 11  | ENTRY DENIED   |
| 269                    | 08/01/1987 | MN   | Manual Note | 2,395  |            | 0       |            | AG POOL       |  | 06/08/2005            |      |    | 250 | 22  | MAILER SENT    |
| 26                     | 01/01/1986 | MN   | Manual Note | 0      |            | 0       |            | FIN SEC FL    |  | 05/05/2005            |      |    | 311 | 2   | MEASURED       |
| 170                    | 01/01/1984 | MN   | Manual Note | 0      |            | 0       |            | DWELLING      |  | 10/11/1990            |      |    | 131 | 3   | MEAS+INSPCTD   |

| LAND LINE VALUATION SECTION |          |                 |      |   |       |       |          |            |                         |      |           |           |         |      |            |                 |    |                   |                 |            |        |  |        |
|-----------------------------|----------|-----------------|------|---|-------|-------|----------|------------|-------------------------|------|-----------|-----------|---------|------|------------|-----------------|----|-------------------|-----------------|------------|--------|--|--------|
| B #                         | Use Code | Use Description | Zone | D | Front | Depth | Units    | Unit Price | I. Factor               | S.A. | Acre Disc | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing |    | S Adj Fact        | Adj. Unit Price | Land Value |        |  |        |
| 1                           | 101      | ONE FAM         | RC   |   |       |       | 7,000 SF | 11.02      | 1.0300                  | 5    | 1.0000    | 1.00      | MA      | 1.00 |            |                 |    |                   | 1.00            | 11.35      | 79,500 |  |        |
| Total Card Land Units:      |          |                 |      |   |       |       | 0.16     | AC         | Parcel Total Land Area: |      |           |           |         |      |            | 0.16            | AC | Total Land Value: |                 |            |        |  | 79,500 |

| CONSTRUCTION DETAIL |      |     |               | CONSTRUCTION DETAIL (CONTINUED) |             |       |             |
|---------------------|------|-----|---------------|---------------------------------|-------------|-------|-------------|
| Element             | Cd.  | Ch. | Description   | Element                         | Cd.         | Ch.   | Description |
| Style               | 05   |     | CAPE          | #Heat Sys                       | 1           |       |             |
| Model               | 01   |     | RESIDENTIAL   | Central Vac                     | 1           |       |             |
| Grade               | C    |     | AVERAGE       | FBM Sqft                        | 648         |       |             |
| Stories             | 1.75 |     | 1 3/4 Stories | Int vs Ext                      | S           |       |             |
| Foundation          | 1    |     |               | MIXED USE                       |             |       |             |
| Exterior Wall 1     | 4    |     | VINYL         | Code                            | Description |       | Percentage  |
| Exterior Wall 2     |      |     |               | 101                             | ONE FAM     |       | 100         |
| Roof Structure      | 1    |     | GABLE         | COST/MARKET VALUATION           |             |       |             |
| Roof Cover          | 1    |     | ASPHALT SH    |                                 |             |       |             |
| Interior Wall 1     | 1    |     | DRYWALL       |                                 |             |       |             |
| Interior Wall 2     |      |     |               |                                 |             |       |             |
| Interior Floor 1    | 3    |     | HARDWOOD      | Adj. Base Rate:                 |             | 88.13 |             |
| Interior Floor 2    |      |     |               |                                 |             |       |             |
| Heat Fuel           | 2    |     | GAS           |                                 |             |       |             |
| Heat Type           | 3    |     | FORCED H/W    |                                 |             |       |             |
| AC Type             | 03   |     | Full          |                                 |             |       |             |
| Bedrooms            | 4    |     |               | Replace Cost                    | 215,927     |       |             |
| Full Baths          | 2    |     |               | AYB                             | 1984        |       |             |
| Half Baths          | 1    |     |               | EYB                             | 1991        |       |             |
| Extra Fixtures      | 2    |     |               | Dep Code                        | AV          |       |             |
| Total Rooms         | 7    |     |               | Remodel Rating                  |             |       |             |
| Bath Style          | A    |     | AVERAGE       | Year Remodeled                  |             |       |             |
| Kitchen Style       | A    |     | AVERAGE       | Dep %                           | 23          |       |             |
| Kitchens            | 1    |     |               | Functional Obslnc               |             |       |             |
| Extra Kitchens      | 0    |     |               | External Obslnc                 |             |       |             |
| Frame               | 1    |     | WOOD          | Cost Trend Factor               | 1           |       |             |
| Basement Floor      | 12   |     |               | Condition                       |             |       |             |
| Bsmt Garage         |      |     |               | % Complete                      |             |       |             |
| Units               | 1    |     |               | Overall % Cond                  | 77          |       |             |
| WS Flues            |      |     |               | Apprais Val                     | 166,300     |       |             |
| FBM Quality         | 3    |     |               | Dep % Ovr                       | 0           |       |             |
| Fireplaces          | 1    |     |               | Dep Ovr Comment                 |             |       |             |
|                     |      |     |               | Misc Imp Ovr                    | 0           |       |             |
|                     |      |     |               | Misc Imp Ovr Comment            |             |       |             |
|                     |      |     |               | Cost to Cure Ovr                | 0           |       |             |
|                     |      |     |               | Cost to Cure Ovr Comment        |             |       |             |

| BUILDING SUB-AREA SUMMARY SECTION |             |  |  |             |            |           |           |                 |  |  |  |  |
|-----------------------------------|-------------|--|--|-------------|------------|-----------|-----------|-----------------|--|--|--|--|
| Code                              | Description |  |  | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |  |  |  |
| BMT                               | BASEMENT    |  |  | 0           | 864        |           | 17.65     | 15,247          |  |  |  |  |
| FFL                               | 1ST FLOOR   |  |  | 864         | 864        |           | 88.13     | 76,147          |  |  |  |  |
| GAR                               | GARAGE      |  |  | 0           | 528        |           | 35.22     | 18,596          |  |  |  |  |
| OFP                               | OPEN PORCH  |  |  | 0           | 24         |           | 7.34      | 176             |  |  |  |  |
| SFL                               | 2ND FLOOR   |  |  | 552         | 552        |           | 88.13     | 48,650          |  |  |  |  |
| TQS                               | 3/4 STORY   |  |  | 648         | 864        |           | 66.10     | 57,111          |  |  |  |  |

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|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BMT                               | BASEMENT    | 0           | 864        |           | 17.65     | 15,247          |
| FFL                               | 1ST FLOOR   | 864         | 864        |           | 88.13     | 76,147          |
| GAR                               | GARAGE      | 0           | 528        |           | 35.22     | 18,596          |
| OFP                               | OPEN PORCH  | 0           | 24         |           | 7.34      | 176             |
| SFL                               | 2ND FLOOR   | 552         | 552        |           | 88.13     | 48,650          |
| TQS                               | 3/4 STORY   | 648         | 864        |           | 66.10     | 57,111          |
|                                   |             |             |            |           |           |                 |
| Ttl. Gross Liv/Lease Area:        |             | 2,064       | 3,696      | 2,450     |           | 215,927         |

