

Property Location		18 WATERMAN AV		Map ID		14A/ 48/ 169/ /		Bldg Name		State Use 101	
Vision ID		327		Account #		335		Sec # 1 of 1		Card # 1 of 1	
				Bldg #		1				Print Date 12/12/2022 12:03:03	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
LACOPO JOSEPH A LACOPO SUSAN A 18 WATERMAN AVE EAST LONGMEADOW MA 01028 GIS ID F_378274_2852891		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	246500	246,500		
						RES LAND	101	100700	100,700		
						RESIDNTL.	101	1300	1,300		
		DRAINAGE		VIEW	COMMUNITY						
		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#		Total		348,500	348,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LACOPO JOSEPH A LACOPO JOSEPH A LACOPO FRANK + CATHERINE		08574	0411	09-28-1993	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		07670	0285	04-04-1991	U	I	1	1A	2022	101	231,300	2021	101	222,600	2020	101	217,300
		03716	0279	08-03-1972	U	I	0			101	91,500		101	84,800		101	84,800
										101	1,300		101	1,300		101	1,300
		Total							Total		324,100	Total		308,700	Total		303,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY									
Total			0.00															

ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 246,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 100,700 Special Land Value 0 Total Appraised Parcel Value 348,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 348,500									
Nbhd		Nbhd Name		Tracing		Batch											
0001				101		MA											

NOTES																	
SUB DIV # 549																	

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			
4 196	01-08-2008 09-01-1991	4 MN	ADDITION Manual Note	44,700 100,000				14 X 16.7, PERMIT I DWLG	05-10-2018 12-12-2008 06-08-2005 05-05-2005 01-16-1995 01-20-1994 03-10-1993			333 317 250 311 107 105 131	2 15 22 2 15 15 15	MEASURED PERMIT VISIT MAILER SENT MEASURED PERMIT VISIT PERMIT VISIT 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				10,000 SF	10.07	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.07	100,700		
Total Card Land Units							0.23	AC	Parcel Total Land Area: 0.23							Total Land Value							100,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		109.40	
Interior Floor 1	4	CARPET	RCN		300,594	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1991	
Heat Type	1	FORCED H/A	Effective Year Built		2003	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		18	
Extra Fixtures	1		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		82	
Extra Kitchens	0		RCNLD		246,500	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	840		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	2		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	1	YES	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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	224	7.48	1998	60	0.00	AV	G	1.25	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,789	1,789		132.54	237,109	
LLV	LOWR LEVEL	0	1,680		33.13	55,666	
PAT	PATIO	0	315		6.73	2,121	
WDK	WOOD DECK	0	217		26.26	5,699	
Ttl Gross Liv / Lease Area		1,789	4,001			300,594	

