

Property Location: 132 PORTER RD
Vision ID: 3887

Account #3953

MAP ID:48/ 98/ 14/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/28/2014 11:28

CURRENT OWNER

MCKINNON CHRISTOPHER D
MCKINNON DANIELLE S
132 PORTER RD

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_386284_2854406

Received
Prior ID
Owner Occ N
Final Area 2060
Current Ac. .61747

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
207,800
89,600
300

Assessed Value
207,800
89,600
300

1006
AST LONGMEADOW, MA

VISION

Total

297,700

297,700

RECORD OF OWNERSHIP

MCKINNON CHRISTOPHER D
TRAN,CHOUNG B
TRAN,CHUONG B
TORCIA,MICHAEL A
LANDRY,LAURENCE D
ALDER GROUP INC THE,

BK-VOL/PAGE
17958/ 516
12607/ 193
11228/ 196
10783/ 182
BK-10118-P131
0/ 0

SALE DATE
08/17/2009
10/01/2002
06/13/2000
05/27/1999
12/30/1997

q/u
U
U
U
U
U

v/i
I
I
I
V
I

SALE PRICE
290,500
100
223,000
40,000
1
0

V.C.
A
G
B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

208,000

2013

B

201,700

2012

B

189,500

2014

L

92,400

2013

L

94,100

2012

L

91,000

2014

O

400

2013

O

400

2012

O

500

Total:

300,800

Total:

296,200

Total:

281,000

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MG

NOTES

SUB DIV #625

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

207,800

0

300

89,600

0

297,700

C

0

297,700

BUILDING PERMIT RECORD

Permit ID
188

Issue Date
08/04/1999

Type
2

Description
DWELLING

Amount
100,000

Insp. Date

% Comp.
0

Date Comp.

Comments
TWO STORY COLONIA

VISIT/ CHANGE HISTORY

Date
10/04/2010
01/24/2001
01/24/2001
11/18/1999

Type

IS

ID
311
247
247
247

Cd.
2
15
14
15

Purpose/Result
MEASURED
PERMIT VISIT
INSPECTED
PERMIT VISIT

LAND LINE VALUATION SECTION

B #
1

Use Code
101

Use Description
ONE FAM

Zone
RA

D

Front

Depth

Units
26,897 SF

Unit Price
3.11

I. Factor
1.1900

S.A.
7

Acre Disc
1.0000

C. Factor
1.00

ST. Idx
MG

Adj.
1.00

Notes- Adj

Special Pricing
Spec Use
TRF1

Spec Calc
190

S Adj Fact
.90

Adj. Unit Price
3.33

Land Value
89,600

Total Card Land Units:

0.62

AC

Parcel Total Land Area:

0.62

AC

Total Land Value:

89,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	1			
Grade	C+		AVG. (+)	FBM Sqft				
Stories	2.00		2 Story	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				Adj. Base Rate:				91.39
Interior Floor 1	3		HARDWOOD	Replace Cost				225,823
Interior Floor 2	4		CARPET	AYB				1999
Heat Fuel	2		GAS	EYB				2006
Heat Type	1		FORCED H/A	Dep Code				GD
AC Type	03		Full	Remodel Rating				
Bedrooms	4			Year Remodeled				
Full Baths	2			Dep %				8
Half Baths	1			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	9		GOOD	Cost Trend Factor				1
Bath Style	G		GOOD	Condition				
Kitchen Style	G			% Complete				
Kitchens	1			Overall % Cond				92
Extra Kitchens	0		WOOD	Apprais Val				207,800
Frame	1			Dep % Ovr				0
Basement Floor	12			Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality				Cost to Cure Ovr Comment				
Fireplaces	1							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
01	SHED/MTL			L	90	5.18	2008	A		GD	70	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	832		18.23	15,171
FFL	1ST FLOOR	832	832		91.39	76,036
GAR	GARAGE	0	528		36.52	19,283
SFL	2ND FLOOR	832	832		91.39	76,036
TQS	3/4 STORY	396	528		68.54	36,190
WDK	WOOD DECK	0	240		12.95	3,107
Ttl. Gross Liv/Lease Area:		2,060	3,792	2,471		225,823

