

Property Location: 270 PORTER RD
Vision ID: 4445

Account #4517

MAP ID:59/ 19/ 1/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/28/2014 13:47

CURRENT OWNER

MANNHEIM CHARLES J
MANNHEIM SHIRLEY G
270 PORTER RD

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

99,800
90,900

Assessed Value

99,800
90,900

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_388733_2855958

Received
Prior ID
Owner Occ Y
Final Area 1254
Current Ac. .7351

ASSOC PID#

Total

190,700

190,700

RECORD OF OWNERSHIP

MANNHEIM CHARLES J
MANNHEIM JEFFREY D,
MCGETTRICK PHYLLIS M HEIR

BK-VOL/PAGE

17981/ 456
08758/ 0215
02481/ 0496

SALE DATE

09/11/2009
02/28/1994
07/16/1956

q/u

U
U
U

v/i

I
I
I

SALE PRICE

196,000
122,000
0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014
2014

Code

B
L

Assessed Value

98,500
94,300

Yr.

2013
2013

Code

B
L

Assessed Value

104,900
97,100

Yr.

2012
2012

Code

B
L

Assessed Value

109,800
93,800

Total:

192,800

Total:

202,000

Total:

203,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MG

NOTES

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)

99,800

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

90,900

Special Land Value

0

Total Appraised Parcel Value

190,700

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

190,700

BUILDING PERMIT RECORD

Permit ID

376
289

Issue Date

11/23/2010
10/04/2002

Type

9
12

Description

ALTERATION
REROOF

Amount

6,150
4,800

Insp. Date

% Comp.

0
0

Date Comp.

Comments

ROOF OVER EXISTING
NVC

VISIT/ CHANGE HISTORY

Date

03/09/2012
12/23/2010
01/08/2010
06/27/2008
06/20/2008

Type

IS

ID

317
311
317
317
317

Cd.

15
15
3
14
2

Purpose/Result

PERMIT VISIT
PERMIT VISIT
MEAS+INSPCTD
INSPECTED
MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

32,021 SF

Unit Price

2.66

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

Spec Calc

TRF1 190

S Adj Fact

.90

Adj. Unit Price

2.84

Land Value

90,900

Total Card Land Units:

0.74 AC

Parcel Total Land Area:

0.74 AC

Total Land Value:

90,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	19		RANCH	#Heat Sys	1		YES	
Model	01		RESIDENTIAL	Central Vac	1			
Grade	C		AVERAGE	FBM Sqft	752			
Stories	1.00		1 Story	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				91.59
Interior Floor 2								
Heat Fuel	2		GAS	Replace Cost				163,585
Heat Type	3		FORCED H/W	AYB				1956
AC Type	01		NONE	EYB				1975
Bedrooms	3			Dep Code				AV
Full Baths	1			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	1			Dep %				39
Total Rooms	6		Functional Obslnc					
Bath Style	A	AVERAGE	External Obslnc					
Kitchen Style	A	AVERAGE	Cost Trend Factor				1	
Kitchens	1		Condition					
Extra Kitchens	0		% Complete					
Frame	1	WOOD	Overall % Cond				61	
Basement Floor	12		Apprais Val				99,800	
Bsmt Garage			Dep % Ovr				0	
Bsmt Garage			Dep Ovr Comment					
Units	1		Misc Imp Ovr				0	
WS Flues			Misc Imp Ovr Comment					
FBM Quality	1		Cost to Cure Ovr				0	
Fireplaces	1		Cost to Cure Ovr Comment					

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,254		18.33	22,990
FFL	1ST FLOOR	1,254	1,254		91.59	114,857
GAR	GARAGE	0	576		36.57	21,066
OFP	OPEN PORCH	0	300		9.16	2,748
WDK	WOOD DECK	0	147		13.08	1,923
Ttl. Gross Liv/Lease Area:		1,254	3,531	1,786		163,585

