

Property Location: 273 PORTER RD

Account #4562

MAP ID:59/ 56/ 3/ /

Bldg Name:

State Use:101

Vision ID: 4489

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 13:58

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
GERFIN DAVID A GERFIN NATALIE A 273 PORTER RD EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	126,400	126,400		
						RES LAND	101	88,900	88,900		
						RESIDENTL.	101	9,300	9,300		
SUPPLEMENTAL DATA						Total				224,600	224,600
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_389016_2855807			Received Prior ID Owner Occ Y Final Area 1376 Current Ac. .58503 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
GERFIN DAVID A GEORGE,GREGORY P GEORGE,GREGORY P WORK MARK S + REBECCA L, LEE WILLIAM M LEE		17246/ 76	04/14/2008	U	I	237,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
		11443/ 524	12/13/2000	U	I	1	A	2014	B	119,000	2013	B	119,100	2012	B	123,300			
		11420/ 509	11/27/2000	U	I	165,000		2014	L	91,900	2013	L	94,700	2012	L	91,500			
		08759/ 0385	03/01/1994	U	I	132,000		2014	O	9,700	2013	O	9,700	2012	O	9,700			
		05406/ 0142	03/16/1983	U	I	1	A												
04263/ 0077	05/10/1976	U	I	0		Total:									220,600	Total:	223,500	Total:	224,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 126,400 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 9,300 Appraised Land Value (Bldg) 88,900 Special Land Value 0 Total Appraised Parcel Value 224,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 224,600				
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		MG				
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			
50	03/01/1989	MN	Manual Note	3,500		0		BATH	06/27/2008			317	3	MEAS+INSPCTD			
									03/22/2002			250	22	MAILER SENT			
									11/19/2001			247	2	MEASURED			
									03/03/1992			170	3	MEAS+INSPCTD			
									01/08/1991			105	16	FIELDREV CHG			

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	RA				25,484 SF	3.26	1.1900	7	1.0000	1.00	MG	1.00			Spec Use	Spec Calc	.90	3.49	88,900		
Total Card Land Units:							0.59	AC	Parcel Total Land Area:							0.59	AC	Total Land Value:					88,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		
Grade	C		AVERAGE	FBM Sqft	882		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		99.87	
Heat Fuel	1		OIL	Replace Cost		173,170	
Heat Type	3		FORCED H/W	AYB		1960	
AC Type	03		Full	EYB		1987	
Bedrooms	3			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		27	
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		73	
Basement Floor	12			Apprais Val		126,400	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				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
11	POOL I-V	OB	Outbuilding	L	512	29.00	1970	A		AV	60	8,900
02	SHED/FR			L	80	7.48	1998	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,176		19.96	23,469	
FFL	1ST FLOOR	1,376	1,376		99.87	137,418	
GAR	GARAGE	0	308		39.88	12,284	
Ttl. Gross Liv/Lease Area:		1,376	2,860	1,734		173,170	

