

Property Location: 471 PORTER RD

MAP ID:70/ 56/ 4/ /

Bldg Name:

State Use:101

Vision ID: 5138

Account #5215

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 20:09

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA			
GAMACHE PHILIP L GAMACHE JOYCE C 471 PORTER RD EAST LONGMEADOW, MA 01028 Additional Owners:														Description		Code	Appraised Value		Assessed Value		
														RESIDENTL. RES LAND		101 101	203,700 89,500		203,700 89,500		
SUPPLEMENTAL DATA																		VISION			
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391895_2858937										Received Prior ID Owner Occ Y Final Area 2170 Current Ac. .60062											
										ASSOC PID#											
Total														293,200		293,200					

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
GAMACHE PHILIP L SCANNELL CHRISTOPHER A + WARD				07868/ 0475 06561/ 557 06023/ 474		11/27/1991 07/17/1987 03/03/1986		U	I	197,000 210,000 450,000		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2014	B	209,700		2013	B	199,500		2012	B	203,400	
													2014	L	92,200		2013	L	94,900		2012	L	91,700	
													Total:		301,900		Total:		294,400		Total:		295,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
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																							
														Appraised Bldg. Value (Card)								203,700	
														Appraised XF (B) Value (Bldg)								0	
														Appraised OB (L) Value (Bldg)								0	
														Appraised Land Value (Bldg)								89,500	
														Special Land Value								0	
														Total Appraised Parcel Value								293,200	
														Valuation Method:								C	
														Adjustment:								0	
														Net Total Appraised Parcel Value								293,200	

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	
294		09/13/2010		37	3 SEASON RM				39,989				0			18X16 INCLUDES 16X16		02/11/2011				317	15	PERMIT VISIT	
283		01/01/1986		MN	Manual Note				0				0			SFR		11/02/2006				311	3	MEAS+INSPCTD	
																		05/17/2000				247	14	INSPECTED	
																		04/26/2000				247	2	MEASURED	
																		03/05/1992				170	3	MEAS+INSPCTD	

LAND LINE VALUATION SECTION																											
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	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					
																	Spec Use	Spec Calc									
1	101	ONE FAM	RA				26,163		3.19	1.1900	7	1.0000	1.00	MG	1.00				TRF1	.90		3.42	89,500				
Total Card Land Units:								0.60	AC	Parcel Total Land Area:								0.6 AC	Total Land Value:								89,500

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+		AVG. (+)	FBM Sqft			
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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		86.17	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS	Replace Cost		239,636	
Heat Type	1		FORCED H/A	AYB		1986	
AC Type	03		Full	EYB		1999	
Bedrooms	3			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		15	
Total Rooms	8			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		85	
Basement Floor	12			Apprais Val		203,700	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,348		17.26	23,266
CFL	CATHEDRAL CE	252	252		88.90	22,404
EFP	ENCL PORCH	0	288		25.73	7,411
FFL	1ST FLOOR	1,096	1,096		86.17	94,441
GAR	GARAGE	0	528		34.43	18,182
TQS	3/4 STORY	822	1,096		64.63	70,831
WDK	WOOD DECK	0	256		12.12	3,102
Ttl. Gross Liv/Lease Area:		2,170	4,864	2,781		239,636

