

Property Location: 261 PORTER RD
Vision ID: 4491

Account #4564

MAP ID:59/ 58/ 5/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2015 08:50

CURRENT OWNER

WALAS RICHARD S + NANCY T LE

261 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_388786_2855723

Received
Prior ID
Owner Occ
Final Area
Current Ac.

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101

Appraised Value
87,100
89,000
1,100

Assessed Value
87,100
89,000
1,100

Total

177,200

177,200

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

WALAS RICHARD S + NANCY T LE

WALAS RICHARD S ,

BK-VOL/PAGE

18712/ 73
03996/ 0082

SALE DATE

03/17/2011
06/28/1974

q/u

U
U

v/i

I
I

SALE PRICE

100
0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

87,100

2014

B

87,600

2013

B

92,800

2015

101

89,000

2014

L

91,700

2013

L

94,400

2015

101

1,100

2014

O

800

2013

O

800

Total:

177,200

Total:

180,100

Total:

188,000

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MG

NOTES

FPL DOESN'T WORK

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

87,100

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

1,100

Appraised Land Value (Bldg)

89,000

Special Land Value

0

Total Appraised Parcel Value

177,200

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

177,200

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/27/2008

317

3

MEAS+INSPCTD

04/11/2002

274

14

INSPECTED

03/22/2002

250

22

MAILER SENT

11/19/2001

247

2

MEASURED

03/17/1992

131

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

Spec Use

Spec Calc

S Adj Fact

Adj.

Unit Price

Land Value

1

101

ONE FAM

RA

24,866

3.34

1.1900

7

1.0000

1.00

MG

1.00

TRF1

190

.90

3.58

89,000

Total Card Land Units:

0.57

AC

Parcel Total Land Area:

0.57

AC

Total Land Value:

89,000

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		NO	
Grade	C		AVERAGE	FBM Sqft	273			
Stories	1.00		1 STORY	Int vs Ext	S		SAME	
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage	
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			95.93	
Interior Floor 2	4		CARPET					
Heat Fuel	1		OIL					
Heat Type	3		FORCED H/W					
AC Type	01		NONE	Replace Cost	142,847			
Bedrooms	4			AYB	1960			
Full Baths	1			EYB	1975			
Half Baths	0			Dep Code	AV			
Extra Fixtures	0			Remodel Rating				
Total Rooms	5			Year Remodeled				
Bath Style	A		AVERAGE	Dep %				39
Kitchen Style	A		AVERAGE	Functional Obslnc				
Kitchens	1			External Obslnc				
Extra Kitchens	0			Cost Trend Factor				1
Frame	1		WOOD	Condition				
Basement Floor	12		CONCRETE	% Complete				
Bsmt Garage				Overall % Cond				61
Units	1			Apprais Val	87,100			
WS Flues				Dep % Ovr	0			
FBM Quality	1			Dep Ovr Comment				
Fireplaces	1			Misc Imp Ovr				0
				Misc Imp Ovr Comment				
				Cost to Cure Ovr	0			
				Cost to Cure Ovr Comment				

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	240	7.48	1970	A		AV	60	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,092		19.15	20,914
EFP	ENCL PORCH	0	200		28.78	5,756
FFL	1ST FLOOR	1,092	1,092		95.93	104,761
GAR	GARAGE	0	252		38.45	9,689
PAT	PATIO	0	362		4.77	1,727
Ttl. Gross Liv/Lease Area:		1,092	2,998	1,489		142,847

