

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:12/01/2015 11:43

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 Final Area Current Ac. 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 I V	197,000 210,000 450,000		V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value													
															2015	101	203,700	2014	B	209,700	2013	B	199,500													
															2015	101	89,500	2014	L	92,200	2013	L	94,900													
															Total:			293,200	Total:			301,900	Total:			294,400										
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													
294 283	09/13/2010 01/01/1986	37 MN	3 SEASON RM Manual Note				39,989 0		0 0					18X16 INCLUDES 16X16 SFR				02/11/2011 11/02/2006 05/17/2000 04/26/2000 03/05/1992				317 311 247 247 170	15 3 14 2 3	PERMIT VISIT MEAS+INSPCTD INSPECTED MEASURED 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									
1	101	ONE FAM				RA				26,163		3.19	1.1900	7	1.0000	1.00	MG	1.00					Spec Use	Spec Calc	TRF1.90	.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				
Heat Type	1		FORCED H/A	Replace Cost			239,636
AC Type	03		Full	AYB			1986
Bedrooms	3			EYB			1999
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	8			Dep %			15
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			85
Bsmt Garage				Apprais Val			203,700
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				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	

