

Property Location: 45 PORTER RD

Account #3945

MAP ID:48/ 90/ B/ /

Bldg Name:

State Use:101

Vision ID: 3879

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 15:50

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
CALLAHAN ALBERT J III CALLAHAN KATHLEEN A 45 PORTER RD EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	201,100	201,100		
						RES LAND	101	99,400	99,400		
						RESIDENTL.	101	22,100	22,100		
SUPPLEMENTAL DATA						Total				322,600	322,600
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385293_2853191			Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CALLAHAN ALBERT J III CONNELLY, THOMAS W JR, RUPPEL KEITH, FREGEAU ROBERT L + BELCHER GEORGE E + BRADLEY		13336/ 267	06/26/2003	U	I	290,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		11309/ 438	08/21/2000	U	I	234,000		2016	101	181,900	2015	101	181,900	2014	B	176,900
		09631/ 0223	09/25/1996	U	I	202,000		2016	101	96,200	2015	101	96,200	2014	L	98,900
		08160/ 0143	09/04/1992	U	I	285,000		2016	101	22,100	2015	101	22,100	2014	O	18,400
		6543/ 340	06/30/1987	U	I	255,000										
		02758/ 0054	07/28/1960	U	I	0										
Total:								300,200		Total:		300,200		Total:		294,200

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				
SUB DIV #757				

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	
201502477 329	09/04/2015 10/01/1987	7 MN	REMODEL Manual Note	56,000 2,000	06/10/2016	100 0	06/10/2016	KITCHEN & BATH (MIS PORCH	06/27/2016 06/10/2016 10/07/2010 08/29/2002 08/26/2002			317 317 311 274 250	15 13 3 14 21	PERMIT VISIT MISSED APPT MEAS+INSPCTD INSPECTED LEFT 2ND NOT	

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			
																Spec Use	Spec Calc						
1	101	ONE FAM	RA				40,000	2.20	1.2300	7	1.0000	1.00	MG	1.00			TRF1	.90	2.44	97,600			
1	101	ONE FAM	RA				0.25	7,000.00	1.0000	0	1.0000	1.00	MG	1.00				1.00	7,000.00	1,800			
Total Card Land Units:							1.17	AC	Parcel Total Land Area:							1.17	AC	Total Land Value:					99,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	2.5			Int vs Ext	S		SAME
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		84.48	
Interior Floor 2	2		SOFTWOOD				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost		257,838	
AC Type	01		NONE	AYB		1805	
Bedrooms	5			EYB		1992	
Full Baths	3			Dep Code		GD	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	10			Dep %		22	
Bath Style	G		GOOD	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		78	
Bsmt Garage				Apprais Val		201,100	
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
02	SHED/FR			L	192	7.48	1940	A		AV	60	900
32	BARN/LFT			L	864	19.55	1930	A		AV	60	10,100
31	BARN			L	1,152	16.10	1930	A		AV	60	11,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,135		16.90	19,177
EFP	ENCL PORCH	0	308		25.23	7,772
FFL	1ST FLOOR	1,263	1,263		84.48	106,700
GAR	GARAGE	0	462		33.83	15,629
HST	HALF STORY	465	930		42.24	39,284
OPF	OPEN PORCH	0	200		8.45	1,690
SFL	2ND FLOOR	667	667		84.48	56,349
UAT	UNFIN ATTC	0	667		16.85	11,236

Ttl. Gross Liv/Lease Area:		2,395	5,632	3,052		257,836

The diagram illustrates a hierarchical structure with the following components and connections:

- Top Region:** A box containing "HST GAR" with "22" above it and "21" on both sides.
- Second Region:** A box containing "HST FFL BMT" with "23" on the left. To its right is a box containing "OFP" with "44" below it. Further right is a box containing "EFP" with "22" below it. The number "10" is to the right of the "OFP" box.
- Third Region:** A box containing "FFL" with "16" on the left and "13" on the right. To its right is a box containing "UAT SFL FFL BMT" with "16" on the left and "29" on the right.
- Bottom Region:** A box containing "OFP" with "8" on both sides and "23" below it.
- Connections and Numbers:**
 - A horizontal line connects the bottom of the "HST GAR" box to the top of the "HST FFL BMT" box, with "18" on both sides.
 - A vertical line connects the bottom of the "HST FFL BMT" box to the top of the "UAT SFL FFL BMT" box, with "18" on both sides.
 - A horizontal line connects the bottom of the "UAT SFL FFL BMT" box to the top of the "OFP" box, with "16" on the left and "23" on the right.
 - A horizontal line connects the bottom of the "FFL" box to the top of the "UAT SFL FFL BMT" box, with "8" on the left and "13" on the right.
 - A horizontal line connects the bottom of the "OFP" box to the top of the "EFP" box, with "5" on both sides.
 - A horizontal line connects the bottom of the "EFP" box to the top of the "OFP" box, with "9" on the right.

