

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: 12/15/2017 19:21

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 45T 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	206,200	206,200		
						RES LAND	101	101,400	101,400		
						RESIDENTL.	101	22,100	22,100		
SUPPLEMENTAL DATA						Total				329,700	329,700
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 11309/ 438 09631/ 0223 08160/ 0143 6543/ 340 02758/ 0054	06/26/2003 08/21/2000 09/25/1996 09/04/1992 06/30/1987 07/28/1960	U U U U U U	1 1 1 1 1 1	290,000 234,000 202,000 285,000 255,000 0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
										2017	101	201,100	2016	101	181,900	2015	101	181,900
										2017	101	99,400	2016	101	96,200	2015	101	96,200
										2017	101	22,100	2016	101	22,100	2015	101	22,100
										Total:			322,600	Total:	300,200	Total:	300,200	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)206,200 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)22,100 Appraised Land Value (Bldg)101,400 Special Land Value0 Total Appraised Parcel Value329,700 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value329,700				
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	56,000	06/10/2016	100 0	06/10/2016	KITCHEN & BATH (MIS)	06/27/2016			317	15	PERMIT VISIT			
			Manual Note	2,000					06/10/2016			317	13	MISSED APPT			
									10/07/2010			311	3	MEAS+INSPCTD			
									08/29/2002			274	14	INSPECTED			
									08/26/2002			250	21	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	SF	2.32	1.1900	7	1.0000	1.00	MG	1.00			.90	2.49	99,600				
1	101	ONE FAM	RA				0.25	AC	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:				101,400

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:			90.08
Interior Floor 2	2		SOFTWOOD				
Heat Fuel	2		GAS	Replace Cost			274,937
Heat Type	3		FORCED H/W	AYB			1805
AC Type	01		NONE	EYB			1992
Bedrooms	5			Dep Code			GD
Full Baths	3			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			25
Total Rooms	10			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			75
Basement Floor	12		CONCRETE	Apprais Val			206,200
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
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		18.02	20,449
EFP	ENCL PORCH	0	308		26.91	8,288
FFL	1ST FLOOR	1,263	1,263		90.08	113,776
GAR	GARAGE	0	462		36.07	16,666
HST	HALF STORY	465	930		45.04	41,889
OPF	OPEN PORCH	0	200		9.01	1,802
SFL	2ND FLOOR	667	667		90.08	60,086
UAT	UNFIN ATTC	0	667		17.96	11,981

<i>Ttl. Gross Liv/Lease Area:</i>		2,395	5,632	3,052		274,937

