

Property Location: 261 PORTER RD
Vision ID: 4491

Account #4564

MAP ID: 59/ 58/ 5/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 21:53

CURRENT OWNER

WALAS NANCY T LE

261 PORTER RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

182,600

Appraised Value

87,800

93,700

1,100

182,600

Assessed Value

87,800

93,700

1,100

182,600

1006

451 LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

WALAS 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

1

1

SALE PRICE

100

0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

88,100

92,000

1,100

181,200

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

87,100

89,000

1,100

177,200

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

87,100

89,000

1,100

177,200

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

88,100

92,000

1,100

181,200

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

87,100

89,000

1,100

177,200

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

87,100

89,000

1,100

177,200

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MG

NOTES

FPL DOESN'T WORK

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Visit/Change History

Date

06/27/2008

04/11/2002

03/22/2002

11/19/2001

03/17/1992

Type

IS

ID

317

274

250

247

131

Cd.

3

14

22

2

3

Purpose/Result

MEAS+INSPCTD

INSPECTED

MAILER SENT

MEASURED

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

24,866

SF

Unit Price

3.52

I. Factor

1.1900

S.A.

7

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MG

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

TRF1

Spec Calc

190

S Adj Fact

.90

Adj. Unit Price

3.77

Land Value

93,700

Total Card Land Units:

0.57

AC

Parcel Total Land Area:

0.57

AC

Total Land Value:

93,700

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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			103.44
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			154,029
AC Type	01		NONE	AYB			1960
Bedrooms	4			EYB			1974
Full Baths	1			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %			43
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			57
Bsmt Garage				Apprais Val			87,800
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	1			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	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		20.65	22,551	
EFB	ENCL PORCH	0	200		31.03	6,207	
FFL	1ST FLOOR	1,092	1,092		103.44	112,962	
GAR	GARAGE	0	252		41.46	10,448	
PAT	PATIO	0	362		5.14	1,862	
Ttl. Gross Liv/Lease Area:		1,092	2,998	1,489		154,029	

