

Property Location: 437 PORTER RD
Vision ID: 6883

Account #7007

MAP ID: 70/ 21/ B/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/16/2017 12:23

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 437 PORTER RD EAST LONGMEADOW, MA 01028 Additional Owners: SUPPLEMENTAL DATA Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391263_2858421 Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#													
KAPOOR MELANIE B				1	TYPCL					Description	Code	Appraised Value	Assessed Value														
										RESIDENTL.	101	265,100	265,100														
										RES LAND	101	95,200	95,200														
Total										360,300		360,300															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
TOSONI ANTHONY C KAPOOR MELANIE B WINTERBERRY LLC LEMANSKI MICHAEL J JOSEPH S GINGRAS EVEL				21771/ 560 20110/ 375 19684/ 11 0/ 0		07/19/2017 11/22/2013 02/12/2013		Q Q U U	1 1 1 1	360,000 00 355,000 00 400,000 1G 0		V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
													2017	101	245,000	2016	101	242,400	2015	101	242,400						
													2017	101	92,700	2016	101	89,900	2015	101	89,900						
													Total:			337,700		Total:		332,300		Total:		332,300			
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 265,100 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 95,200 Special Land Value 0 Total Appraised Parcel Value 360,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 360,300															
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																											
FY14 SUB 1103 BK PLANS 365-101 SPLIT FROM 70-21-0.																											
FY18 FBM SF EST-MLS 72125523																											
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							
201301295		04/17/2013		2	DWELLING		250,000			0	10/08/2013		OC 10/8/2013 2112 SF		10/08/2013 07/01/2013 05/24/2013	03		400 400 105	25 16 2	OC VISIT FIELDREV CHG MEASURED							
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			
1	101	ONE FAM			RA				28,263	SF	3.14	1.1900	7	1.0000	1.00	MG	1.00			Spec Use	Spec Calc						
																				TRF1	190	.90					
Total Card Land Units:										0.65	AC	Parcel Total Land Area:0.65 AC										Total Land Value:					95,200

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	B-		GOOD (-)	FBM Sqft	400		
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	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	3		HARDWOOD	Adj. Base Rate:			106.54
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS	Replace Cost			270,496
Heat Type	1		FORCED H/A	AYB			2013
AC Type	03		FULL	EYB			2015
Bedrooms	3			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	2			Dep %			2
Total Rooms	6			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			98
Basement Floor	12		CONCRETE	Apprais Val			265,100
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	4			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	868		21.36	18,537
FFL	1ST FLOOR	880	880		106.54	93,752
GAR	GARAGE	0	512		42.66	21,840
OFP	OPEN PORCH	0	48		11.10	533
SFL	2ND FLOOR	1,248	1,248		106.54	132,957
WDK	WOOD DECK	0	192		14.98	2,876

<i>Ttl. Gross Liv/Lease Area:</i>		2,128	3,748	2,539		270,496

