

Property Location: 55 PORTER RD
Vision ID: 3877

Account #3943

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/07/2018 13:22

CROSS WARNER M
CROSS PATRICIA P
55 PORTER RD

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

1

TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

145,000

145,000

RES LAND

101

91,300

91,300

RESIDENTL.

101

100

100

Total

236,400

236,400

1006
451ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

CROSS WARNER M
STEPHENS,ANGIE R
GEORGANTAS NICHOLAS +
BARCHIELLE

18278/ 299
09144/ 0123
6660/ 290
05730/ 0133

04/28/2010
05/25/1995
10/22/1987
12/12/1984

U
U
U
U

1
1
1
1

230,000
148,500
146,000
0

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

134,400

2017

101

132,600

2016

101

131,200

2018

101

91,300

2017

101

89,600

2016

101

86,600

2018

101

100

2017

101

100

2016

101

100

Total:

225,800

Total:

222,300

Total:

217,900

EXEMPTIONS

OTHER ASSESSMENTS

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 VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

145,000

0

100

91,300

0

236,400

C

0

236,400

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

201402290

08/07/2014

91

INSULATION

758

0

03/11/2011

317

16

FIELDREV CHG

382

11/18/2010

MN

Manual Note

2,961

0

INSULATION

12/30/2010

317

15

PERMIT VISIT

332

10/01/1988

MN

Manual Note

16,000

0

ADDITION

10/09/2010

311

14

INSPECTED

10/06/2010

311

2

MEASURED

08/21/2002

274

3

MEAS+INSPCTD

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

18,590

SF

4.59

1.1900

7

1.0000

1.00

MG

1.00

Spec Use

Spec Calc

.90

4.91

91,300

Total Card Land Units:

0.43

AC

Parcel Total Land Area:

0.43

AC

Total Land Value:

91,300

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+		AVG. (+)	FBM Sqft	586						
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				101	ONE FAM		100				
Roof Structure	1		GABLE	COST/MARKET VALUATION							
Roof Cover	1		ASPHALT SH								
Interior Wall 1	2		PLASTER								
Interior Wall 2	1		DRYWALL								
Interior Floor 1	4		CARPET								
Interior Floor 2	3		HARDWOOD								
Heat Fuel	2		GAS								
Heat Type	1		FORCED H/A								
AC Type	03		FULL								
Bedrooms	3										
Full Baths	2										
Half Baths	1										
Extra Fixtures	1										
Total Rooms	7										
Bath Style	A		AVERAGE								
Kitchen Style	A		AVERAGE								
Kitchens	1										
Extra Kitchens	0										
Frame	1		WOOD								
Basement Floor	12		CONCRETE								
Bsmt Garage											
Units	1										
WS Flues											
FBM Quality	1										
Fireplaces	1										
								Adj. Base Rate:		116.44	
								Replace Cost		230,094	
				AYB		1957					
				EYB		1981					
				Dep Code		AG					
				Remodel Rating							
				Year Remodeled							
				Dep %		37					
				Functional Obslnc							
				External Obslnc							
				Cost Trend Factor		1					
				Condition							
				% Complete							
				Overall % Cond		63					
				Apprais Val		145,000					
				Dep % Ovr		0					
				Dep Ovr Comment							
				Misc Imp Ovr		0					
				Misc Imp Ovr Comment							
				Cost to Cure Ovr		0					
				Cost to Cure Ovr Comment							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,464		23.30	34,118	
EFB	ENCL PORCH	0	54		34.50	1,863	
FFL	1ST FLOOR	1,464	1,464		116.44	170,474	
GAR	GARAGE	0	440		46.58	20,494	
WDK	WOOD DECK	0	192		16.37	3,144	
Ttl. Gross Liv/Lease Area:		1,464	3,614	1,976		230,094	

