

Property Location: 112 PORTER RD  
Vision ID: 3888

Account #3954

MAP ID: 48/ 99/ 30/ /

Bldg Name:

State Use: 101

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/07/2018 13:25

|                                                                                                                                                                                      |          |                 |  |                                                                                    |                                                                         |                                                                                  |             |         |            |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                |                |                                                                    |            |                                                                |                                 |                        |                                                                              |                   |                |                   |        |        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|--|------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------|---------|------------|------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------|--------------------------------------------------------------------|------------|----------------------------------------------------------------|---------------------------------|------------------------|------------------------------------------------------------------------------|-------------------|----------------|-------------------|--------|--------|--|
| CURRENT OWNER                                                                                                                                                                        |          |                 |  |                                                                                    | TOPO.                                                                   |                                                                                  | UTILITIES   |         | STRT./ROAD |            | LOCATION                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CURRENT ASSESSMENT             |                |                                                                    |            | <div>1006</div> <div>4ST LONGMEADOW, M</div> <div>VISION</div> |                                 |                        |                                                                              |                   |                |                   |        |        |  |
| TORCIA MICHAEL A TR<br>TORCIA CONCHETTA G TR<br>112 PORTER RD<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners:                                                                 |          |                 |  |                                                                                    | 1 TYPCL                                                                 |                                                                                  |             |         |            |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Description                    |                | Code                                                               |            |                                                                |                                 |                        |                                                                              | Appraised Value   |                | Assessed Value    |        |        |  |
|                                                                                                                                                                                      |          |                 |  |                                                                                    |                                                                         |                                                                                  |             |         |            |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | RESIDENTL.<br>RES LAND         |                | 101<br>101                                                         |            |                                                                |                                 |                        |                                                                              | 261,500<br>92,900 |                | 261,500<br>92,900 |        |        |  |
|                                                                                                                                                                                      |          |                 |  |                                                                                    |                                                                         |                                                                                  |             |         |            |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                |                |                                                                    |            |                                                                |                                 |                        |                                                                              |                   |                |                   |        |        |  |
| SUPPLEMENTAL DATA                                                                                                                                                                    |          |                 |  |                                                                                    |                                                                         |                                                                                  |             |         |            |            |                         | Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                |                |                                                                    | 354,400    |                                                                | 354,400                         |                        |                                                                              |                   |                |                   |        |        |  |
| Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_385985_2854404                                                                                 |          |                 |  |                                                                                    | Received<br>Field 7<br>Field 8<br>Field 9<br>Field 10<br><br>ASSOC PID# |                                                                                  |             |         |            |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                |                |                                                                    |            |                                                                |                                 |                        |                                                                              |                   |                |                   |        |        |  |
| RECORD OF OWNERSHIP                                                                                                                                                                  |          |                 |  | BK-VOL/PAGE                                                                        |                                                                         | SALE DATE                                                                        |             | q/u     | v/i        | SALE PRICE |                         | V.C.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PREVIOUS ASSESSMENTS (HISTORY) |                |                                                                    |            |                                                                |                                 |                        |                                                                              |                   |                |                   |        |        |  |
| TORCIA MICHAEL A TR<br>TORCIA MICHAEL A + CONCHETTA G<br>TORCIA MICHAEL A + CONCHETTA G,LIFE EST<br>TORCIA MICHAEL A + CONCHETTA G,LIFE EST<br>TORCIA,MICHAEL A<br>LANDRY,LAURENCE D |          |                 |  | 20546/ 391<br>18739/ 339<br>18555/ 273<br>13605/ 161<br>10783/ 201<br>BK10118-P131 |                                                                         | 12/23/2014<br>04/15/2011<br>11/20/2010<br>09/18/2003<br>05/27/1999<br>12/30/1997 |             | U       | I          | 100        | 1A                      | Yr.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Code                           | Assessed Value |                                                                    | Yr.        | Code                                                           | Assessed Value                  |                        | Yr.                                                                          | Code              | Assessed Value |                   |        |        |  |
|                                                                                                                                                                                      |          |                 |  |                                                                                    |                                                                         |                                                                                  |             |         |            |            |                         | 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 101                            | 244,100        |                                                                    | 2017       | 101                                                            | 233,900                         |                        | 2016                                                                         | 101               | 231,300        |                   |        |        |  |
|                                                                                                                                                                                      |          |                 |  |                                                                                    |                                                                         |                                                                                  |             |         |            |            |                         | 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 101                            | 92,900         |                                                                    | 2017       | 101                                                            | 90,900                          |                        | 2016                                                                         | 101               | 88,100         |                   |        |        |  |
|                                                                                                                                                                                      |          |                 |  |                                                                                    |                                                                         |                                                                                  |             |         |            |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                |                |                                                                    |            |                                                                |                                 |                        |                                                                              |                   |                |                   |        |        |  |
|                                                                                                                                                                                      |          |                 |  |                                                                                    |                                                                         |                                                                                  |             |         |            |            |                         | Total:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                | 337,000        |                                                                    | Total:     |                                                                | 324,800                         |                        | Total:                                                                       |                   | 319,400        |                   |        |        |  |
| EXEMPTIONS                                                                                                                                                                           |          |                 |  | OTHER ASSESSMENTS                                                                  |                                                                         |                                                                                  |             |         |            |            |                         | <div>This signature acknowledges a visit by a Data Collector or Assessor</div> <div>APPRAISED VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card)261,500</div> <div>Appraised XF (B) Value (Bldg)0</div> <div>Appraised OB (L) Value (Bldg)0</div> <div>Appraised Land Value (Bldg)92,900</div> <div>Special Land Value0</div> <div>Total Appraised Parcel Value354,400</div> <div>Valuation Method:C</div> <div>Adjustment:0</div> <div>Net Total Appraised Parcel Value354,400</div> |                                |                |                                                                    |            |                                                                |                                 |                        |                                                                              |                   |                |                   |        |        |  |
| 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 #625                                                                                                                                                                         |          |                 |  |                                                                                    |                                                                         |                                                                                  |             |         |            |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                |                |                                                                    |            |                                                                |                                 |                        |                                                                              |                   |                |                   |        |        |  |
| SUB DIV #846 SUB DIV #918                                                                                                                                                            |          |                 |  |                                                                                    |                                                                         |                                                                                  |             |         |            |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                |                |                                                                    |            |                                                                |                                 |                        |                                                                              |                   |                |                   |        |        |  |
| 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                                                               |                   |                |                   |        |        |  |
| 149                                                                                                                                                                                  |          | 07/12/1999      |  | 2                                                                                  | DWELLING                                                                |                                                                                  | 100,000     |         |            | 0          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | RANCH                          |                | 07/03/2018<br>10/04/2010<br>01/16/2003<br>08/29/2002<br>01/24/2001 |            |                                                                | 333<br>311<br>274<br>274<br>247 | 3<br>3<br>3<br>3<br>15 | MEAS+INSPCTD<br>MEAS+INSPCTD<br>MEAS+INSPCTD<br>MEAS+INSPCTD<br>PERMIT VISIT |                   |                |                   |        |        |  |
| 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                                                                                 |                                                                         |                                                                                  |             | 40,000  | SF         | 2.32       | 1.1900                  | 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1.0000                         | 0.90           | MG                                                                 | 1.00       | WET2                                                           |                                 | Spec Use               | Spec Calc                                                                    | .90               |                | 2.24              | 89,600 |        |  |
| 1                                                                                                                                                                                    | 101      | ONE FAM         |  | RA                                                                                 |                                                                         |                                                                                  |             | 0.94    | AC         | 7,000.00   | 1.0000                  | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1.0000                         | 0.50           | MG                                                                 | 1.00       | WET4                                                           |                                 |                        |                                                                              | 1.00              | 3,500.00       | 3,300             |        |        |  |
| Total Card Land Units:                                                                                                                                                               |          |                 |  |                                                                                    |                                                                         |                                                                                  |             | 1.86    |            | AC         | Parcel Total Land Area: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                |                |                                                                    |            | 1.86 AC                                                        |                                 | Total Land Value:      |                                                                              |                   |                |                   |        | 92,900 |  |

| CONSTRUCTION DETAIL |      |     | CONSTRUCTION DETAIL (CONTINUED) |                          |             |       |             |
|---------------------|------|-----|---------------------------------|--------------------------|-------------|-------|-------------|
| Element             | Cd.  | Ch. | Description                     | Element                  | Cd.         | Ch.   | Description |
| Style               | 05   |     | CAPE                            | #Heat Sys                | 1           |       |             |
| Model               | 01   |     | RESIDENTIAL                     | Central Vac              | 1           |       | YES         |
| Grade               | C+   |     | AVG. (+)                        | FBM Sqft                 |             |       |             |
| Stories             | 1.75 |     | 1 3/4 STORIES                   | Int vs Ext               | S           |       | SAME        |
| Foundation          | 1    |     | CONCRETE                        | MIXED USE                |             |       |             |
| Exterior Wall 1     | 4    |     | VINYL                           | Code                     | Description |       | Percentage  |
| Exterior Wall 2     | 8    |     | BRICK VENR                      | 101                      | ONE FAM     |       | 100         |
| Roof Structure      | 1    |     | GABLE                           |                          |             |       |             |
| Roof Cover          | 1    |     | ASPHALT SH                      |                          |             |       |             |
| Interior Wall 1     | 1    |     | DRYWALL                         | COST/MARKET VALUATION    |             |       |             |
| Interior Wall 2     |      |     |                                 |                          |             |       |             |
| Interior Floor 1    | 3    |     | HARDWOOD                        | Adj. Base Rate:          |             | 93.48 |             |
| Interior Floor 2    | 4    |     | CARPET                          |                          |             |       |             |
| Heat Fuel           | 2    |     | GAS                             |                          |             |       |             |
| Heat Type           | 1    |     | FORCED H/A                      |                          |             |       |             |
| AC Type             | 03   |     | FULL                            |                          |             |       |             |
| Bedrooms            | 2    |     |                                 | Replace Cost             | 293,811     |       |             |
| Full Baths          | 2    |     |                                 | AYB                      | 1999        |       |             |
| Half Baths          | 0    |     |                                 | EYB                      | 2007        |       |             |
| Extra Fixtures      | 1    |     |                                 | Dep Code                 | GD          |       |             |
| Total Rooms         | 5    |     |                                 | Remodel Rating           |             |       |             |
| Bath Style          | G    |     | GOOD                            | Year Remodeled           |             |       |             |
| Kitchen Style       | G    |     | GOOD                            | Dep %                    | 11          |       |             |
| Kitchens            | 1    |     |                                 | Functional ObsInc        |             |       |             |
| Extra Kitchens      | 0    |     |                                 | External ObsInc          |             |       |             |
| Frame               | 1    |     | WOOD                            | Cost Trend Factor        | 1           |       |             |
| Basement Floor      | 12   |     | CONCRETE                        | Condition                |             |       |             |
| Bsmt Garage         |      |     |                                 | % Complete               |             |       |             |
| Units               | 1    |     |                                 | Overall % Cond           | 89          |       |             |
| WS Flues            |      |     |                                 | Apprais Val              | 261,500     |       |             |
| FBM Quality         |      |     |                                 | Dep % Ovr                | 0           |       |             |
| Fireplaces          | 1    |     |                                 | Dep Ovr Comment          |             |       |             |
|                     |      |     |                                 | Misc Imp Ovr             | 0           |       |             |
|                     |      |     |                                 | Misc Imp Ovr Comment     |             |       |             |
|                     |      |     |                                 | Cost to Cure Ovr         | 0           |       |             |
|                     |      |     |                                 | Cost to Cure Ovr Comment |             |       |             |

[illegible]

## BUILDING SUB-AREA SUMMARY SECTION

| <i>Code</i> | <i>Description</i> | <i>Living Area</i> | <i>Gross Area</i> | <i>Eff. Area</i> | <i>Unit Cost</i> | <i>Undeprec. Value</i> |
|-------------|--------------------|--------------------|-------------------|------------------|------------------|------------------------|
| BMT         | BASEMENT           | 0                  | 1,620             |                  | 18.70            | 30,288                 |
| FFL         | 1ST FLOOR          | 1,644              | 1,644             |                  | 93.48            | 153,683                |
| GAR         | GARAGE             | 0                  | 576               |                  | 37.33            | 21,501                 |
| OFP         | OPEN PORCH         | 0                  | 56                |                  | 10.02            | 561                    |
| UHS         | UNFIN HALF STORY   | 0                  | 576               |                  | 28.08            | 16,172                 |
| UTQ         | UNFIN TQS          | 0                  | 1,620             |                  | 42.07            | 68,148                 |
| WDK         | WOOD DECK          | 0                  | 264               |                  | 13.10            | 3,459                  |

|                                          |  |              |              |              |  |                |
|------------------------------------------|--|--------------|--------------|--------------|--|----------------|
|                                          |  |              |              |              |  |                |
| <b><i>Ttl. Gross Liv/Lease Area:</i></b> |  | <b>1,644</b> | <b>6,356</b> | <b>3,143</b> |  | <b>293,811</b> |

