

Property Location: 437 PORTER RD
Vision ID: 6883

Account #7007

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/10/2018 17:23

CURRENT OWNER

TOSONI ANTHONY C
TOSONI VERA A
437 PORTER RD

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

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#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

281,100
95,200

Assessed Value

281,100
95,200

Total

376,300

376,300

1006
437 LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

TOSONI ANTHONY C
KAPOOR MELANIE B
WINTERBERRY LLC
LEMANSKI MICHAEL J JOSEPH S GINGRAS EVEL

BK-VOL/PAGE
21771/ 560
20110/ 375
19684/ 11
0/ 0

SALE DATE

07/19/2017
11/22/2013
02/12/2013

q/u

Q
Q
U

v/i

1
1
1

SALE PRICE

360,000
355,000
400,000

V.C.

00
00
1G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

265,100

2017

101

245,000

2016

101

242,400

2018

101

95,200

2017

101

92,700

2016

101

89,900

Total:

360,300

Total:

337,700

Total:

332,300

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MG

ASSESSING NEIGHBORHOOD

NOTES

FY14 SUB 1103 BK PLANS 365-101 SPLIT
FROM 70-21-0.

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

281,100

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

376,300

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

376,300

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201301295

04/17/2013

2

DWELLING

250,000

0

10/08/2013

OC 10/8/2013 2112 SF

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

10/08/2013

03

400

25

OC VISIT

07/01/2013

400

16

FIELDREV CHG

05/24/2013

105

2

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

Spec Use

Spec Calc

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

TRF1 190

.90

3.37

95,200

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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Adj. Base Rate:		114.14	
AC Type	03		FULL	Replace Cost			289,810
Bedrooms	3			AYB			2013
Full Baths	2			EYB			2015
Half Baths	1			Dep Code			GD
Extra Fixtures	2			Remodel Rating			
Total Rooms	6			Year Remodeled			
Bath Style	G		GOOD	Dep %			3
Kitchen Style	G		GOOD	Functional Obslnc			
Kitchens	1			External Obslnc			
Extra Kitchens	0			Cost Trend Factor			1
Frame	1		WOOD	Condition			
Basement Floor	12		CONCRETE	% Complete			
Bsmt Garage				Overall % Cond			97
Units	1			Apprais Val			281,100
WS Flues				Dep % Ovr			0
FBM Quality	3			Dep Ovr Comment			
Fireplaces	1			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	868		22.88	19,861						
FFL	1ST FLOOR	880	880		114.14	100,446						
GAR	GARAGE	0	512		45.70	23,399						
OFP	OPEN PORCH	0	48		11.89	571						
SFL	2ND FLOOR	1,248	1,248		114.14	142,451						
WDK	WOOD DECK	0	192		16.05	3,082						
Ttl. Gross Liv/Lease Area:		2,128	3,748	2,539		289,810						

