

Property Location

84 PORTER RD

Map ID

48/ 60/ 5/ 1

Bldg Name

State Use

101

Vision ID

3845

Account #

3911

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 11:39:10

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MCCARTHY JUSTIN R CASSIN BRADLEY B + KATHLEEN E 84 PORTER RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	140600	140,600												
						RES LAND	101	92900	92,900												
						RESIDNTL.	101	800	800												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_385531_2853927						Total		234,300	234,300												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MCCARTHY JUSTIN R WILSON DEBORA L PROVOST DEBORA L LEMON DORIS E + TRAVER JA BECKWITH EVELYN T		22390	0357	10-05-2018	Q	I	236,000	00	Year	Code	Assessed	Year	Code	Assessed							
		21035	0178	01-21-2016	U	I	100	1A	2019	101	136,700	2018	101	123,700							
		08955	0127	09-29-1994	U	I	115,000			101	90,200		101	90,200							
		08116	0427	07-22-1992	U	I	30,000	1A		101	800		101	500							
		02308	0097	05-05-1954	U	I	0		Total		227700	Total		214400							
								Total		209900											
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount						Comm Int								
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card)140,600 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)800 Appraised Land Value (Bldg)92,900 Special Land Value0 Total Appraised Parcel Value234,300 Valuation MethodC Adjustment Net Total Appraised Parcel Value234,300												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MG													
NOTES																					
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							
									06-27-2018			333	2	MEASURED							
									10-04-2010			311	2	MEASURED							
									09-11-2002			274	14	INSPECTED							
									08-29-2002			250	22	MAILER SENT							
									08-27-2002			274	2	MEASURED							
									04-15-1992			131	3	MEAS+INSPCTD							
									11-13-1980			500	3	MEAS+INSPCTD							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RA				15,000 SF	5.78	1.190	7	LAND	1.00	MG	1.00			0 TRF1	0.9	1.000	6.19	92,900
Total Card Land Units							0.344	AC	Parcel Total Land Area:				0.3444	Total Land Value							92,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	93.20	
Interior Floor 1	3	HARDWOOD	RCN	200,820	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1945	
Heat Type	1	FORCED H/A	Effective Year Built	1988	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	140,600	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	80	7.48	2004	60	0.00	AV	A	1.00	400
02	SHED/FR			L	96	7.48	2017	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	834		21.80	18,177
FFL	1ST FLOOR	1,016	1,016		108.85	110,587
GAR	GARAGE	0	462		43.59	20,136
HST	HALF STORY	417	834		54.42	45,389
PAT	PATIO	0	436		5.49	2,395
STG	STORAGE	0	96		43.08	4,136
Ttl Gross Liv / Lease Area		1,433	3,678	1,845		200,820

