

Property Location 167 PORTER RD

Vision ID 3853

Account # 3919

Map ID 48/ 68/ 0/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/19/2019 11:40:43

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NUNEZ SARA 167 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_387051_2854565		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	125400	125,400												
						RES LAND	101	92000	92,000												
						RESIDNTL.	101	10900	10,900												
		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#															
						Total				228,300	228,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
NUNEZ SARA PELLEGRINO MICHAEL V EDDY,WILBERT T EDDY WILBERT T + MARGARET C,		20927	0116	10-27-2015	U	I	234,000	1V	Year	Code	Assessed	Year	Code	Assessed							
		18200	0454	02-26-2010	U	I	206,000	1V	2019	101	122,000	2018	101	112,800							
		14928	0594	04-06-2005	U	I	100	1		101	89,300		101	87,500							
		01895	0439	10-01-1947	U	I	0			101	10,900		101	10,900							
								Total		222200	Total		213000	Total	209400						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int													
Total			0.00																		
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				125,400							
0001						101		MG		Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				10,900							
										Appraised Land Value (Bldg)				92,000							
										Special Land Value				0							
										Total Appraised Parcel Value				228,300							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				228,300							
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							
375	12-08-2004	3	GARAGE	26,400				20` X 22` TWO CAR	12-04-2015			317	3	MEAS+INSPCTD							
									10-08-2010			311	3	MEAS+INSPCTD							
									01-20-2005			311	15	PERMIT VISIT							
									09-17-2002			274	14	INSPECTED							
									09-04-2002			250	22	MAILER SENT							
									08-29-2002			274	2	MEASURED							
									04-02-1992			170	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				12,983 SF	6.62	1.190	7	LAND	1.00	MG	1.00			0 TRF1	0.9	1.000	7.09	92,000
Total Card Land Units							0.298	AC	Parcel Total Land Area:				0.2980	Total Land Value							92,000

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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	8	PLYWD PANL	Adj Base Rate		98.17
Interior Floor 1	2	SOFTWOOD	RCN		199,013
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1830
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		125,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		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
03	GARAGE	OB	Outbuildi	L	420	28.18	2004	70	0.00	GD	G	1.25	10,400
40	LEAN-TO			L	140	5.75	1995	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	704		24.99	17,593	
FFL	1ST FLOOR	920	920		124.77	114,791	
TQS	3/4 STORY	528	704		93.58	65,880	
WDK	WOOD DECK	0	40		18.72	749	
Ttl Gross Liv / Lease Area		1,448	2,368	1,595		199,013	

