

Property Location 141 PORTER RD

Vision ID 3858

Account # 3924

Map ID 48/ 71/ B/ I

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 3

State Use 013

Print Date 12/19/2019 11:41:41

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
141 PORTER ROAD PARTNERSHIP SOCHA + CROSS ETAL 141 PORTER RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	013	93500	93,500											
						RES LAND	013	354400	354,400											
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	013	16400	16,400											
		SUPPLEMENTAL DATA				COMMERC.	031	244300	244,300											
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#	COMMERC.	031	58500	58,500										
GIS ID F_386443_2853816						Total		1,121,500	1,121,500											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
MORRISSEY PROPERTY VENTURES LLC CROSS WARNER + PATRICIA 141 PORTER ROAD PARTNERSHIP BORTLE JOHN H		22731	452	06-28-2019	U	I	1,425,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		22707	175	06-13-2019	U	I	1	1A	2019	013	90,800	2018	013	83,650	2017	013	81,650			
		07419	0342	03-29-1990	U	I	901,000			013	355,650		013	355,650		013	352,450			
		03227	0159	11-16-1966	U	I	0			013	16,400		013	16,400		013	16,400			
										031	237,300		031	230,150		031	231,450			
								Total		1114300	Total		1099800	Total		1092700				
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																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0001						013		MG												
NOTES																				
SUB DIV #620																				
PS #1161 PLAN 384-8 PARCEL E																				
Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value 187,000 0 74,900 708,800 0 1,121,500 C 1,121,500																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
201802299	07-16-2018	91	INSULATION	3,086		0			07-03-2018			333	3	MEAS+INSPCTD						
137	06-04-2004	21	SIDING	7,900				NVC	10-08-2010			311	3	MEAS+INSPCTD						
50	03-01-1990	MN	Manual Note	50				STOVE	01-07-2005			311	15	PERMIT VISIT						
49	03-01-1990	MN	Manual Note	50				STOVE	06-03-2004			303	3	MEAS+INSPCTD						
8	01-01-1986	MN	Manual Note					DEMO	03-20-1992			170	3	MEAS+INSPCTD						
328	01-01-1985	MN	Manual Note					KENNEL	04-19-1990			131	15	PERMIT VISIT						
184	01-01-1985	MN	Manual Note					ADDITION	11-14-1980			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	013	RES/COM	RA				127,120 SF	2.39	1.190	7	LAND	1.00	MG	1.00			0	1.000	2.84	361,000
1	013	RES/COM	RA				16.563 AC	7,000.00	1.000	0		1.00	MG	1.00		0 DEV2	1.000	21,000.00	347,800	
Total Card Land Units							19.481	AC	Parcel Total Land Area: 19.4810							Total Land Value				708,800

Property Location 141 PORTER RD
 Vision ID 3858 Account # 3924

Map ID 48/ 71/ B/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

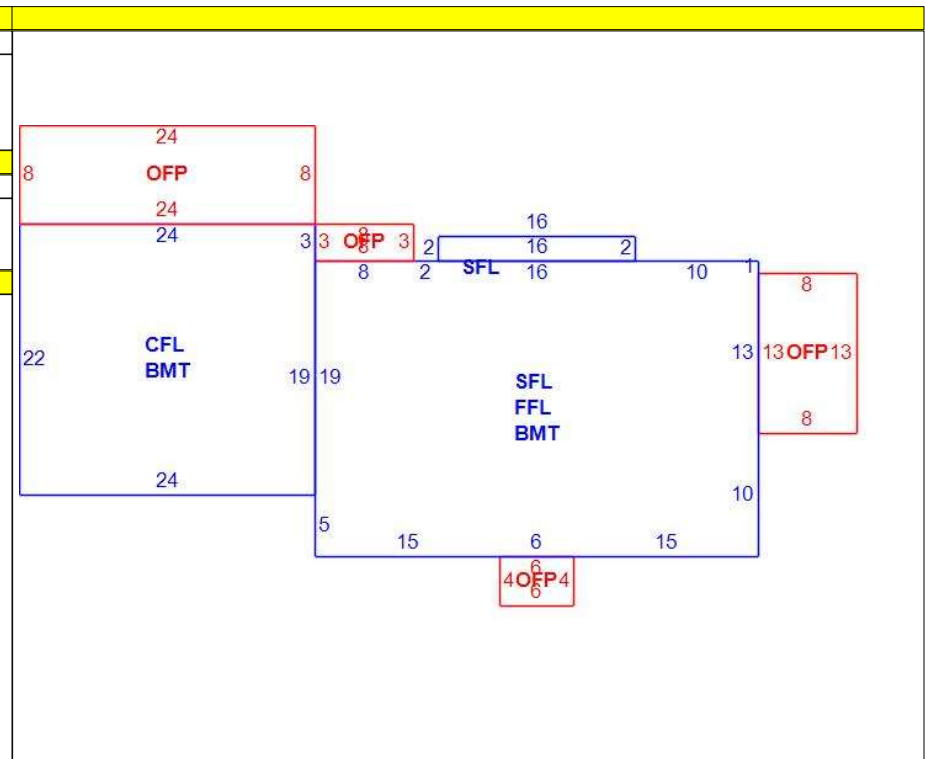
Card # 1 of 3

State Use 013
 Print Date 12/19/2019 11:41:42

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			013	RES/COM	
Roof Structure	1	GABLE	031	MixComRes	
Roof Cover	1	ASPHALT SH			
Interior Wall 1	2	PLASTER			
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		83.73
Interior Floor 2	2	SOFTWOOD	RCN		267,091
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built		1934
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		187,000
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	720	28.18	1934	60	0.00	AV	A	1.00	12,200
03	GARAGE	OB	Outbuildi	L	360	28.18	1934	60	0.00	AV	A	1.00	6,100
83	SIGN			L	2	28.75	1975	60	0.00	AV	A	1.00	0
85	PAVING			L	6,00	1.61	1970	60	0.00	AV	A	1.00	5,800
86	CONC PAV			L	5,38	2.30	1990	70	0.00	GD	A	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,392		20.39	28,384	
CFL	CATHEDRAL CE	528	528		105.19	55,542	
FFL	1ST FLOOR	864	864		102.10	88,214	
OPF	OPEN PORCH	0	344		10.09	3,471	
SFL	2ND FLOOR	896	896		102.10	91,481	
Ttl Gross Liv / Lease Area		2,288	4,024	2,616		267,091	



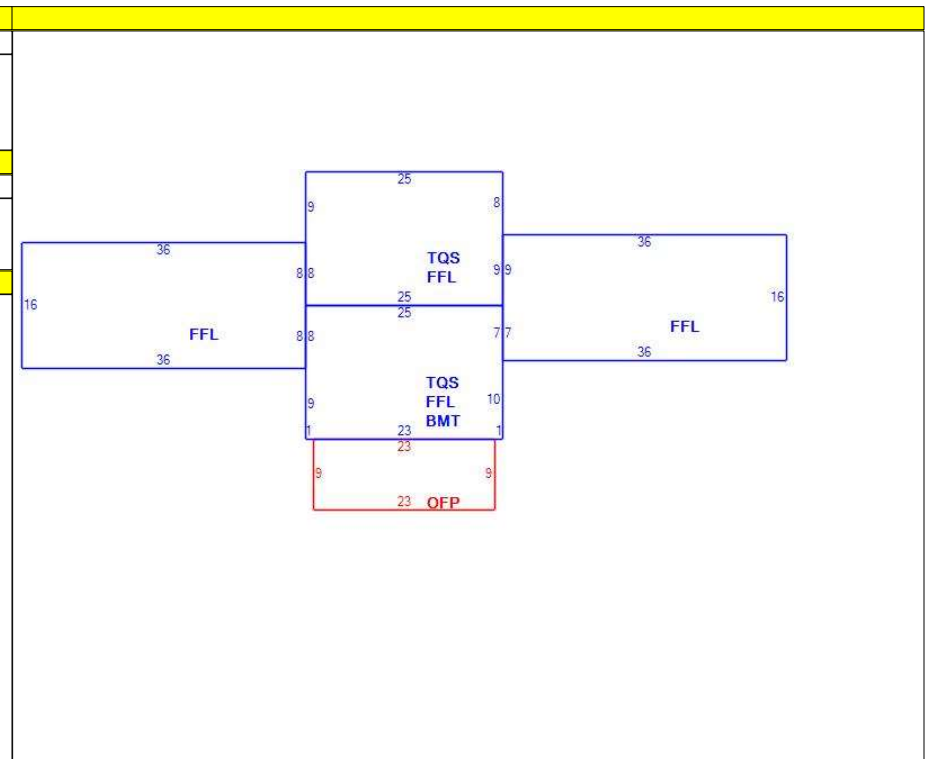
State Use 013
Print Date 12/19/2019 11:41:42

VISION

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	43	WAREHOUSE									
Model	94	COMMERCIAL									
Grade	B+	GOOD (+)									
Stories	2	2									
Occupancy											
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2											
Roof Structure	1	GABLE									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	2	PLASTER									
Interior Wall 2											
Interior Floor 1	2	SOFTWOOD									
Interior Floor 2	12	CONCRETE									
Heating Fuel	1	OIL									
Heating Type	3	FORCED H/W									
AC Percent	01										
FBM Sqft											
Bldg Use	031	MixComRes									
Total Rooms											
Bedrooms											
Full Baths											
Half Baths											
Extra Fixtures	3										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	1	CONCRETE									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Kitchens											

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
88	FENCE-6	L	2,264	9.78	1985	AV	55	A	1.00	12,200
98	KENNEL	L	468	23.00	1934	AV	55	A	1.00	5,900
31	BARN	L	1,024	16.10	1934	AV	55	A	1.00	9,100
42	PLTY HS	L	192	11.50	1934	AV	55	A	1.00	1,200
42	PLTY HS	L	48	11.50	1934	AV	55	A	1.00	300
42	PLTY HS	L	96	11.50	1934	AV	55	A	1.00	600
98	KENNEL	L	990	23.00	1936	AV	55	A	1.00	12,500
02	SHED/FR	L	30	7.48	1934	AV	55	A	1.00	100
02	SHED/FR	L	64	7.48	2015	FR	40	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	425		7.95	3,381	
FFL	1ST FLOOR	2,002	2,002		39.77	79,624	
OFP	OPEN PORCH	0	207		4.03	835	
TQS	3/4 STORY	638	850		29.85	25,375	
Ttl Gross Liv / Lease Area		2,640	3,484	2,746		109,215	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION	
MORRISSEY PROPERTY VENTURES SOCHA + CROSS ETAL 141 PORTER RD EAST LONGME MA 01028			1 TYPCL			Description	Code	Appraised	Assessed		
						RESIDNTL.	013	93,500	93,500		
						RES LAND	013	354,400	354,400		
		SUPPLEMENTAL DATA				RESIDNTL.	013	16,400	16,400		
		Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_386443_2853816		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		COMMERC.	031	244,300	244,300		
						COMM LAND	031	354,400	354,400		
						COMMERC.	031	58,500	58,500		
						Total		1,121,500	1,121,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MORRISSEY PROPERTY VENTURES LLC CROSS WARNER + PATRICIA 141 PORTER ROAD PARTNERSHIP BORTLE JOHN H		22731	452	06-28-2019	U	I	1,425,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		22707	175	06-13-2019	U	I	1	1A	2019	013	90,800	2018	013	83,650	2017	013	81,650
		07419	0342	03-29-1990	U	I	901,000			013	355,650		013	355,650		013	352,450
		03227	0159	11-16-1966	U	I	0			013	16,400		013	16,400		013	16,400
										031	237,300		031	230,150		031	231,450
								Total		1114300	Total		1099800	Total		1092700	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 337,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 74,900 Appraised Land Value (Bldg) 708,800 Special Land Value 0 Total Appraised Parcel Value 1,121,500 Valuation Method C Total Appraised Parcel Value 1,121,500		
Year	Code	Description	Amount	Code	Description	Number	Amount			Comm Int
Total			0.00							

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001			013	MG

NOTES									
CATHERDRAL CEILING IN ADD SUB DIV #620 SALE INCLS 48-71A-A									

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
3	031	MixComRes	RA	SITE	0 SF	0.00	1.19000	7	1.00	MG	1.000	KENNEL		0	0.00	0
Total Card Land Units					0.000	AC	Parcel Total Land Area: 19.4810					Total Land Value				708,800

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	43	WAREHOUSE									
Model	94	COMMERCIAL									
Grade	B+	GOOD (+)									
Stories	2	2									
Occupancy											
Exterior Wall 1	4	VINYL									
Exterior Wall 2											
Roof Structure	1	GABLE									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	12	CONCRETE									
Interior Floor 2	1	PLYWOOD									
Heating Fuel	1	OIL									
Heating Type	3	FORCED H/W									
AC Percent	01										
FBM Sqft											
Bldg Use	031	MixComRes									
Total Rooms	3										
Bedrooms	0										
Full Baths	1										
Half Baths	1										
Extra Fixtures	3										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	1	CONCRETE									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Kitchens											

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	306		2.12	648	
EFP	ENCL PORCH	0	16		13.50	216	
FFL	1ST FLOOR	1,880	1,880		43.20	81,211	
TQS	3/4 STORY	690	920		32.40	29,806	
WDK	WOOD DECK	0	88		5.89	518	
Ttl Gross Liv / Lease Area		2,570	3,210	2,602		112,399	

